



D.N.D.

SMALL HOUSE DESIGNS

1954

PREPARED BY CENTRAL MORTGAGE & HOUSING CORPORATION

Preliminary Resume of D.N.D. House Designs

Introduction

The small house designs which have been constructed for the Department of National Defence by Central Mortgage & Housing Corporation were originally designed in 1949 and have only had a few minor modifications in the past five years. Time factor has precluded the presentation of a complete report on the D.N.D. house designs. It is anticipated, however, that all discussions will be completed by the end of January. As there is a need for early decision with respect to the proposed re-designs, it is felt that Treasury Board should be approached immediately and approval obtained for an increased cost ceiling for D.N.D. houses based on the following recommendations.

Aim

To improve livability, appearance and reduce maintenance.

It is considered to be an opportune time for the review of designs on which there have been certain comments which cover layout, construction materials and fixtures.

To this end, the following revised plans have been prepared and are submitted for consideration.

General

The following comments apply to all house types:

In the designs illustrated in this booklet where brick veneer has been shown as the exterior treatment, the cost comparison has been made with the original house type built of wood frame with wood finish.

Within the scope of this review, comments have been received from the Commands (Navy, Army, Air Force). These comments are submitted under separate cover, a large number of which have been incorporated in the design revisions, e.g., front entrance doors will be a minimum of 3' in width with adequate turning space for the free movement of furniture in the vestibules and protection over front entrance doorway.

D.N.D.

SMALL HOUSE DESIGNS

I N D E X

C L A S S I

<u>Design</u>	<u>Page</u>	<u>Cost</u>	<u>Design</u>	<u>Page</u>	<u>Cost</u>
A/54/T	1	\$450. more than A-1	C/54/T	16-17	\$350 more than C
A/54/S	3	50. " " A-1	C/54/S	20-21	\$80-100. more than C
A/54/C	5	650. " " A-1	C/54/C	24-25	600. " " C
B/54/T	7	200. " " B	235/54/S	27	750. " " C
Canc. B/54/S	9	300. " " B	K/54/T	30-31	150. " " K
B/54/C	11	400. " " B	K/54/S	34-35	540 " " K
120/54/S	13	650. " " B	K/54/C	38-39	490 " " K

C L A S S II.

113/54/S	41	\$100. less than GG	H/54/C	60-61	\$700. more than H
114/54/S	43	100. " " GG	JJ/54/T	63	400. " " JJ
GG/54/T	45	same as GG	JJ/54/S	65	same as JJ
Canc. GG/54/S	47	\$250. more than GG	JJ/54/C	67	\$300. more than JJ
GG/54/C	49	250. " " GG	Canc. 231/54/T	69	700. " " J
H/54/T	52-53	400. " " H	231/54/S	71	100. " " J
H/54/S	56-57	100. " " H	Canc. 231/54/C	73	270. " " J (incl Car - port

C L A S S III

Y/54/T	76-77	\$500. more than Y	R/54/C	96-97	\$150 more than R
Y/54/S	80-81	300. " " Y	Canc. L/54/T	100-101	\$1,000. " " R
Y/54/C	84-85	500. " " Y	L/54/S	104-105	700. " " R
R/54/T	88-89	300. " " R	L/54/C	108-109	700. " " R
R/54/S	92-93	100. " " R			

TYPE

TO SUBSTITUTE FOR

A/54/T

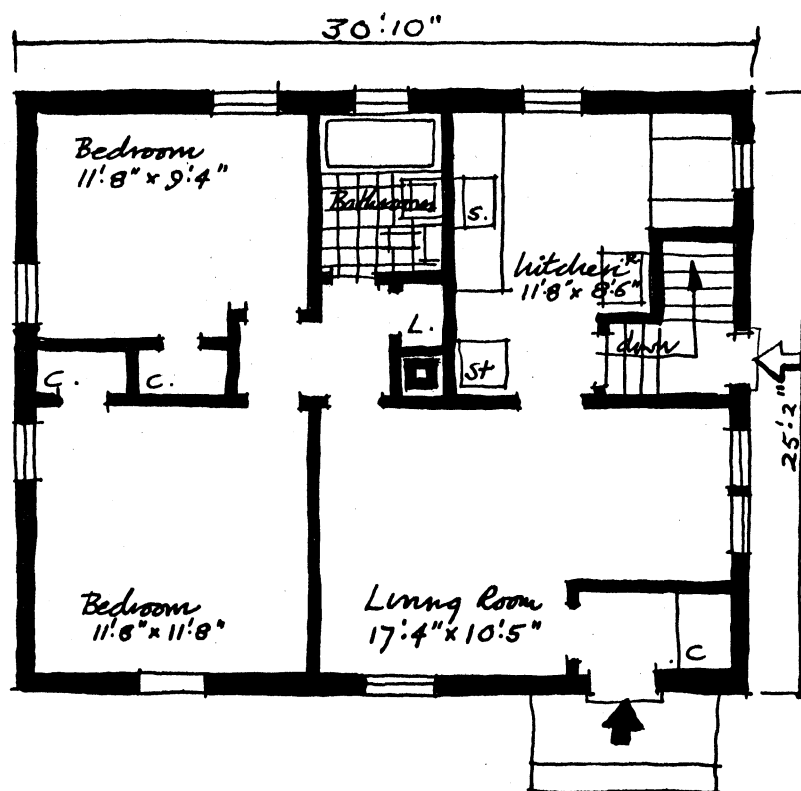
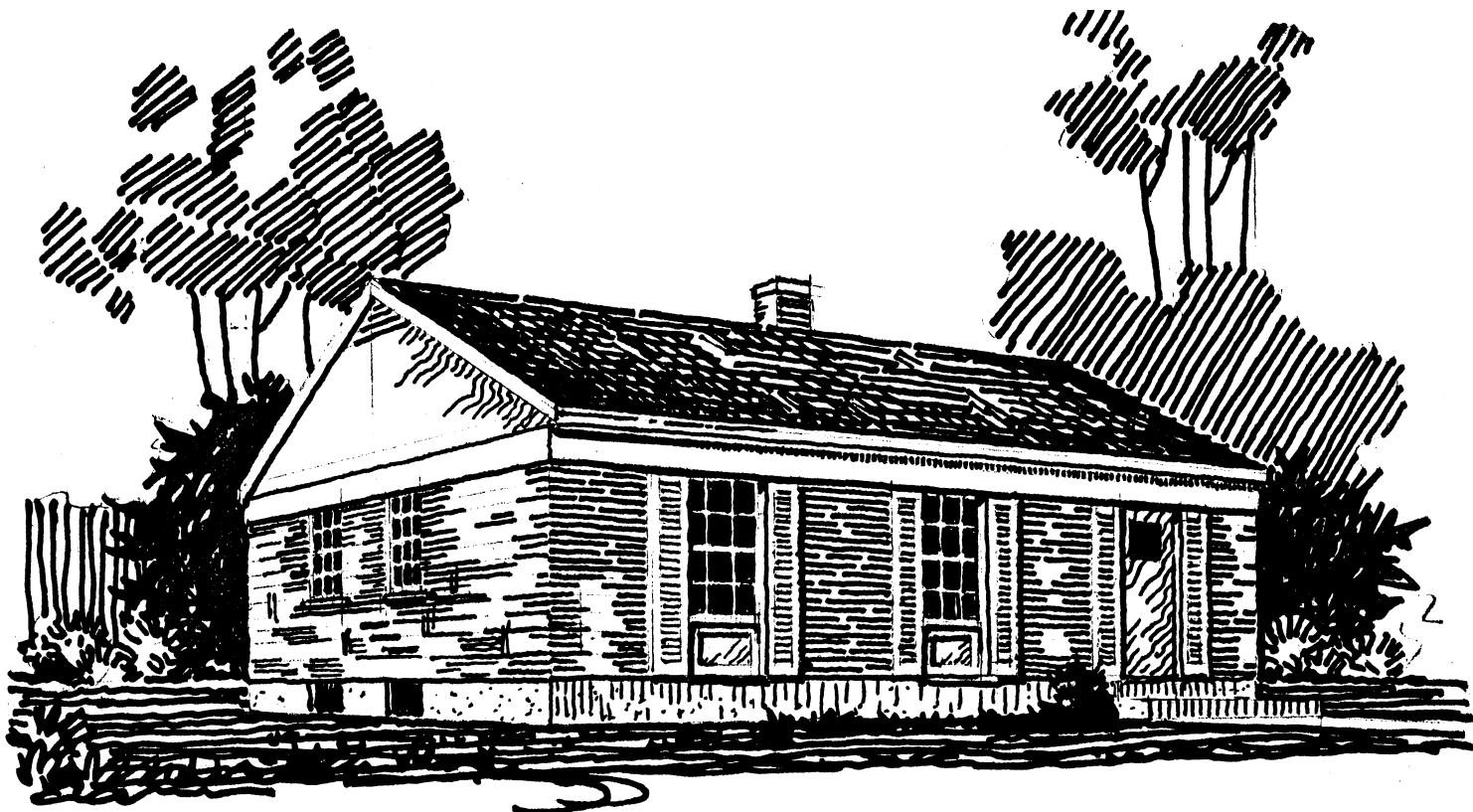
A-I

This plan layout is almost exactly the same as the old A-I house type, however, the kitchen has been re-arranged so as to provide a dining alcove since previously there was no space in the kitchen for dining purposes. The overall size of the house has not been changed except for the addition of brick veneer on all four walls of the exterior. Larger windows have been placed in the living room with shutters and panels to add attractiveness to the exterior. The extra cost over the original A-I would be approximately \$450.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Add porch cover over front door.
2. Increase width of main entrance and vestibule doors to 3'-0" to permit easy access of furniture but preserve dining space.
3. D.N.D. accepts bathroom windows over bath.
4. D.N.D. accepts this house.



FLOOR AREA
776 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

A/54/S

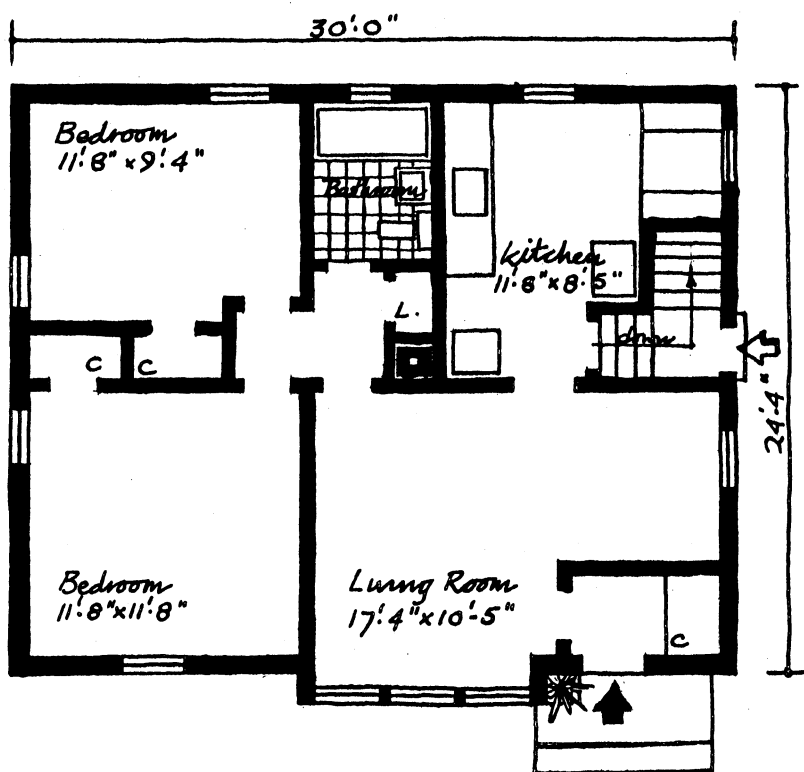
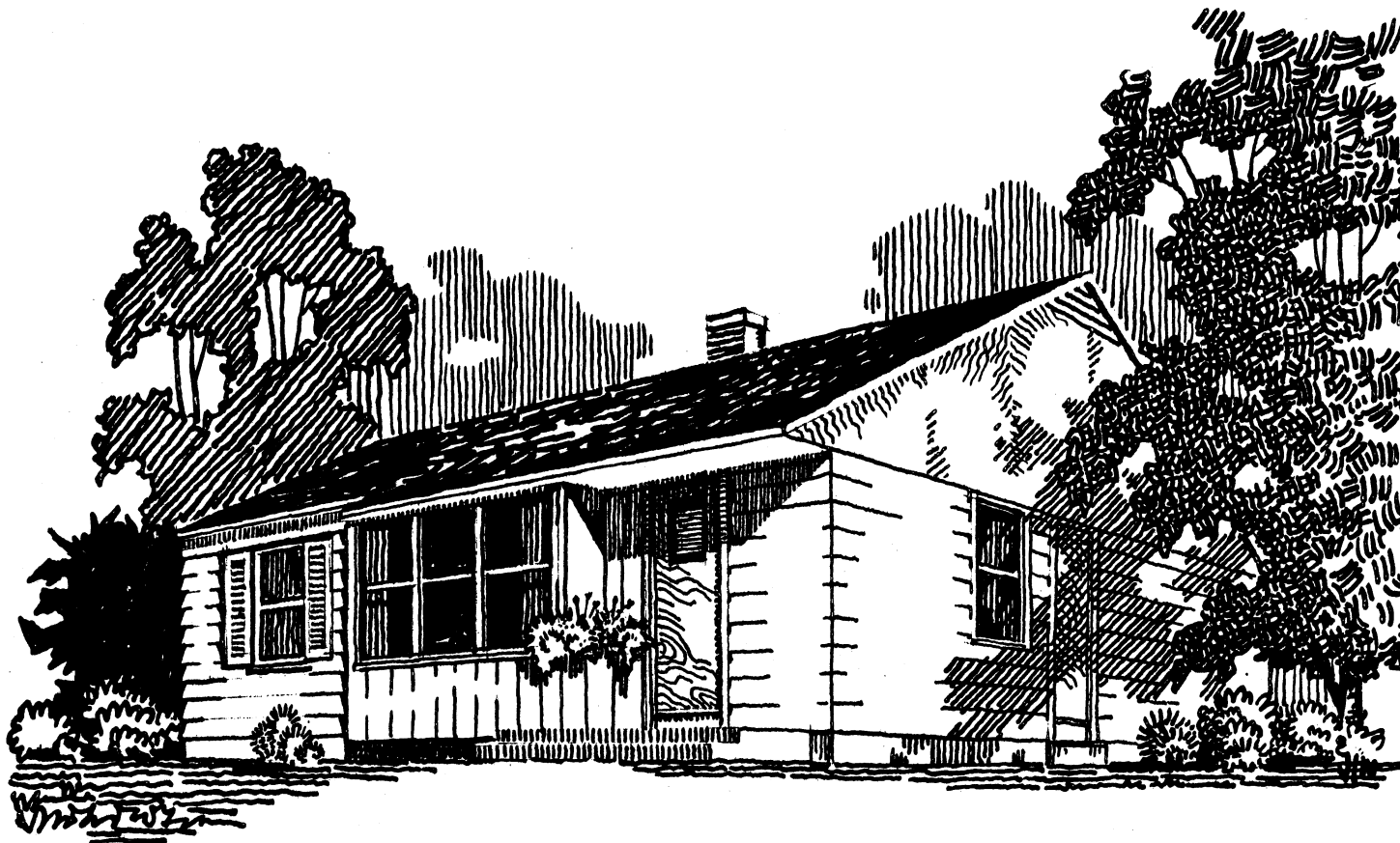
A-I

The plan layout has been modified in a similar manner as in A/54/T above. The elevation has had the bay window slightly changed, and a flower box added. Shutters have also been placed on the bedroom window. The extra cost over the original A1 would be approximately \$50.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Same comments as for A/T.
2. Covered door satisfactory.



FLOOR AREA
743 SQUARE FEET

DESIGN A/54/S

TYPE

A/54/C

TO SUBSTITUTE FOR

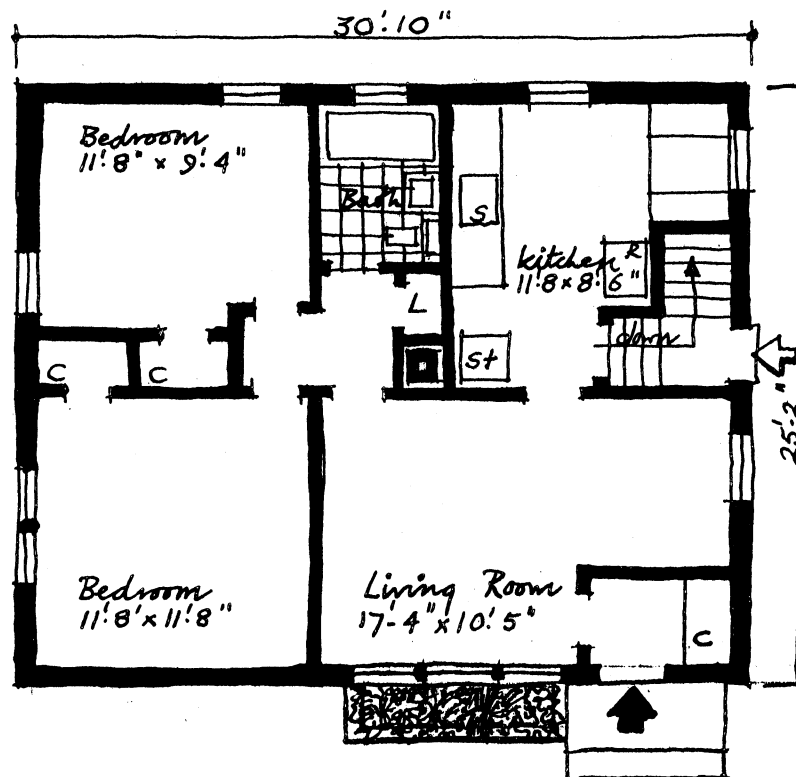
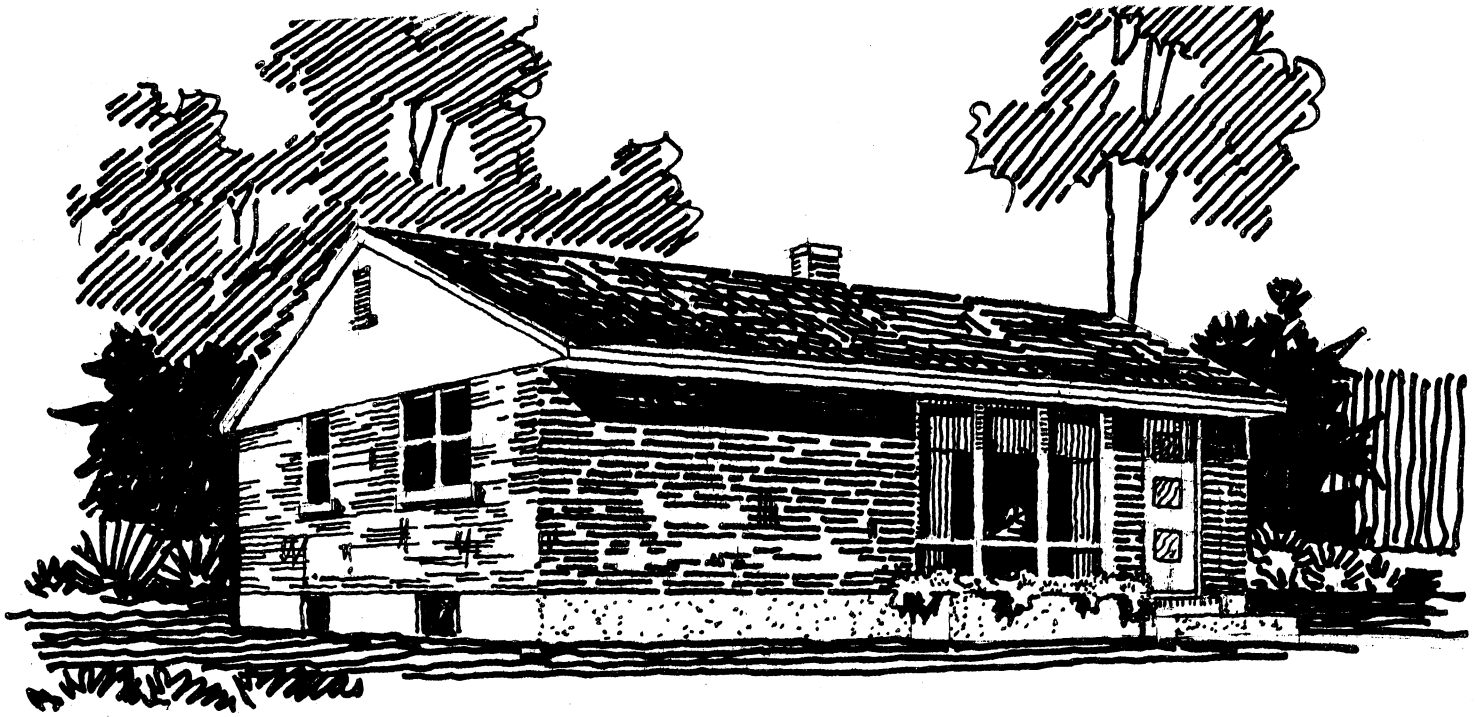
A-I

The plan is the same as in A/54/T while the elevation has been improved by providing brick on all four walls with shutters and panels on the front of the house. The extra cost over the original AI would be approximately \$650.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Same comments as for A/T.
2. Roof pitch to be made shallower and project over entrance for protection from weather.



FLOOR AREA
776 SQUARE FEET

DESIGN A/54/C

TYPE

TO SUBSTITUTE FOR

B/54/T

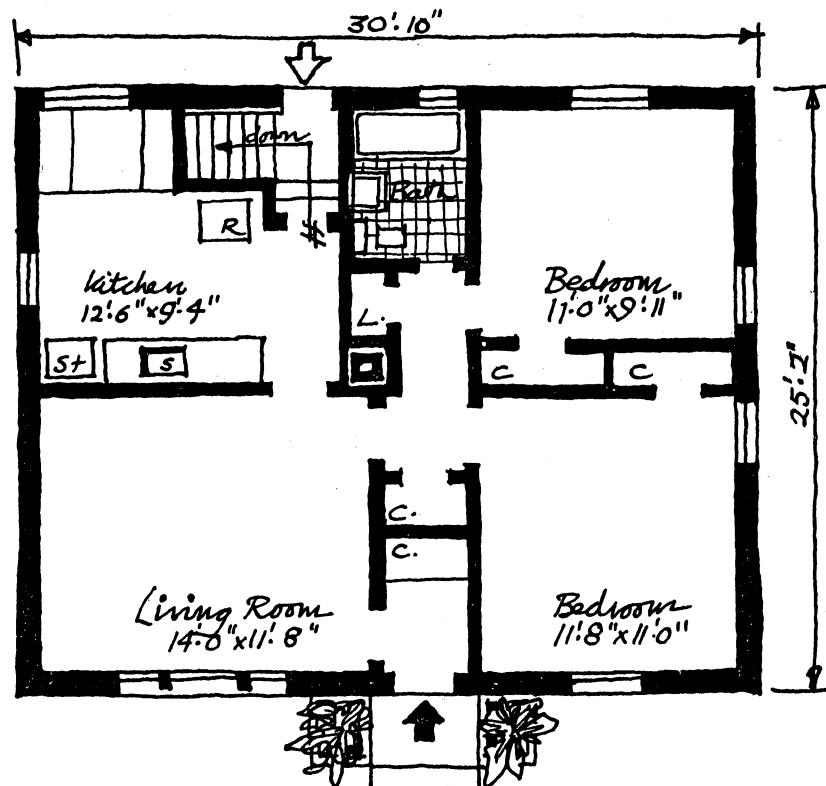
B

The floor plan layout has been modified from the "B" by the provision of a dinette space in the kitchen. The elevation has been changed by using brick veneer on the four walls and the addition of an improved doorway, shutters and a flower box. The extra cost would be approximately \$200.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Acceptable with same comments as for A/T.
2. Recess front doorway for cover.



FLOOR AREA
776 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

B/54/S

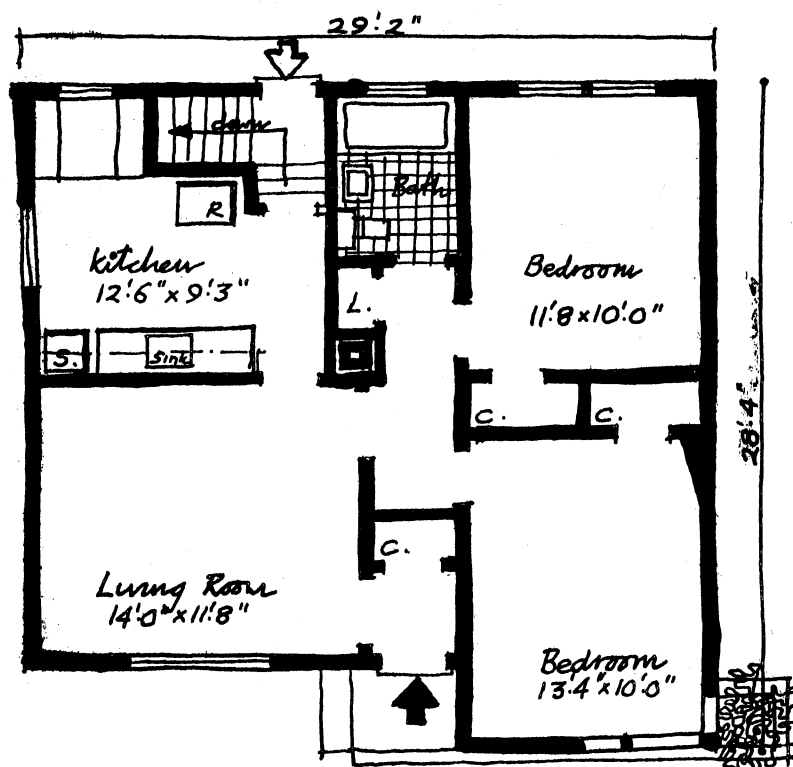
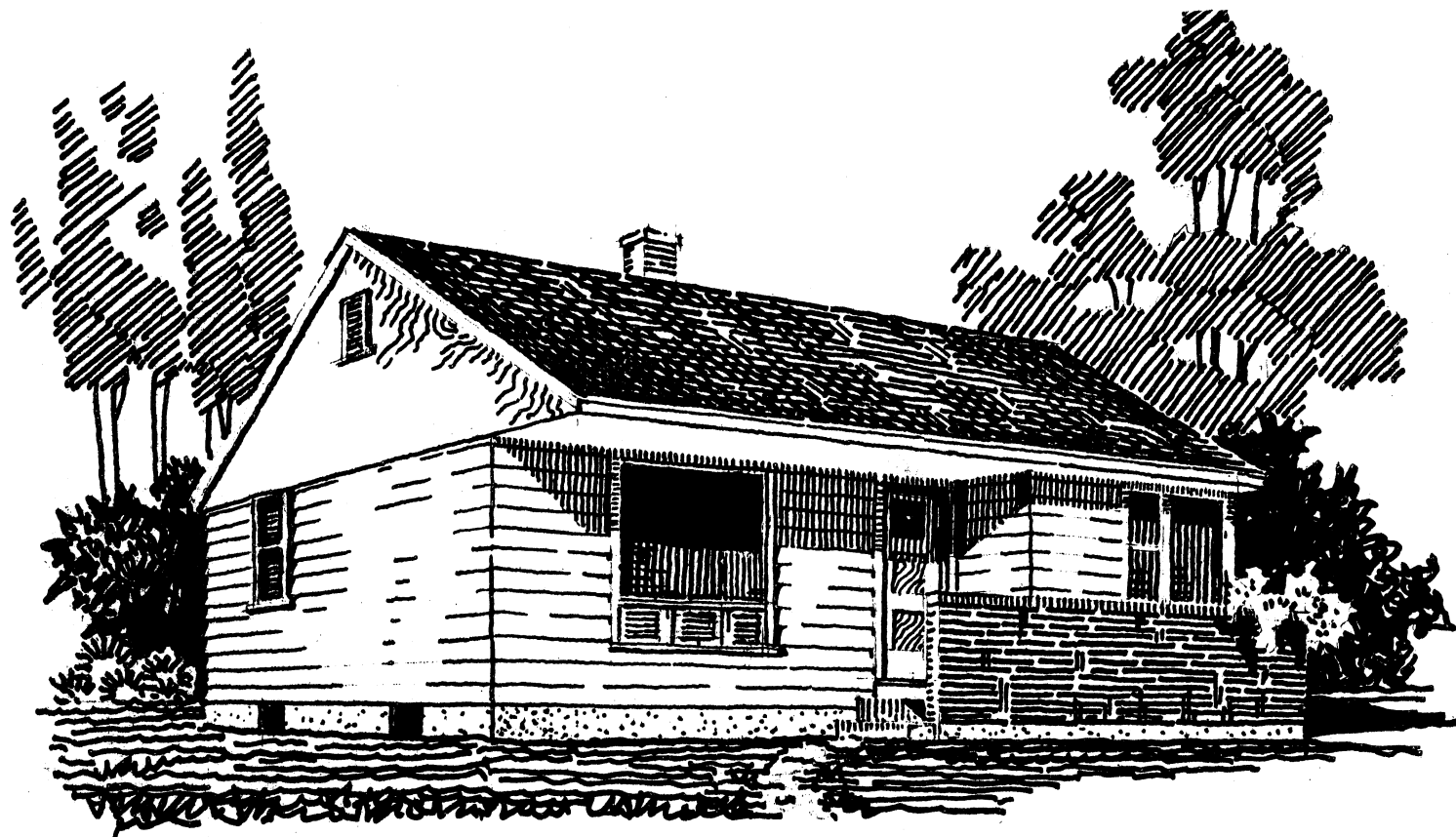
B

Insofar as the plan form is concerned and in addition to providing dinette space in the kitchen, the building has been slightly increased in size to obtain a sheltered entrance. A brick panel and flower box, as well as a "picture window" have been added to the elevation to improve the appearance. The extra cost would be approximately \$300.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.



FLOOR AREA
753 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

B/54/C

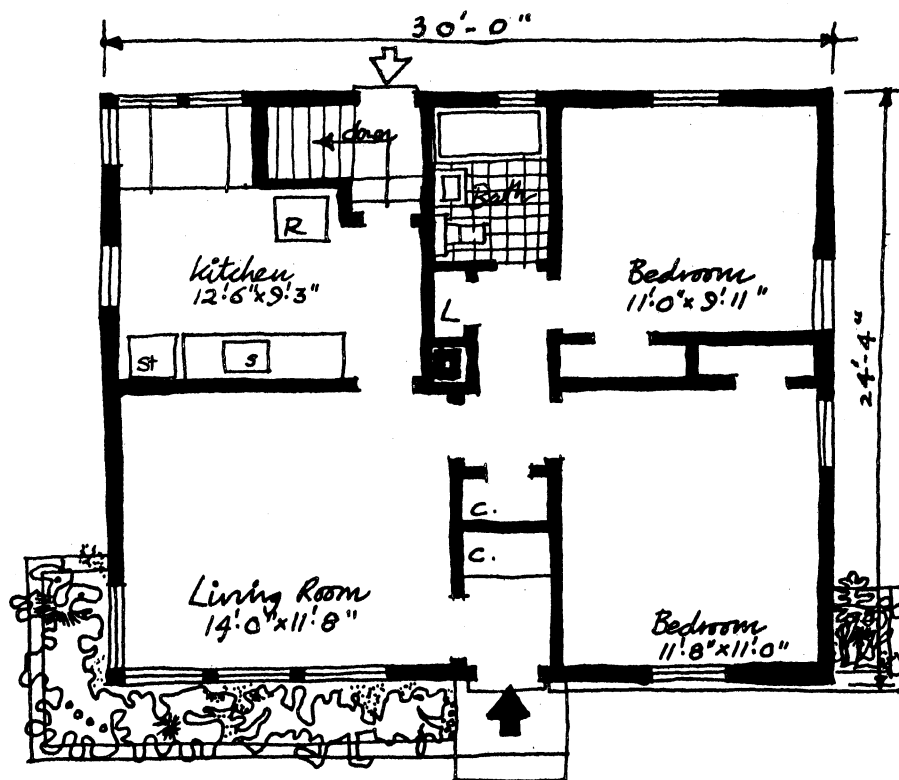
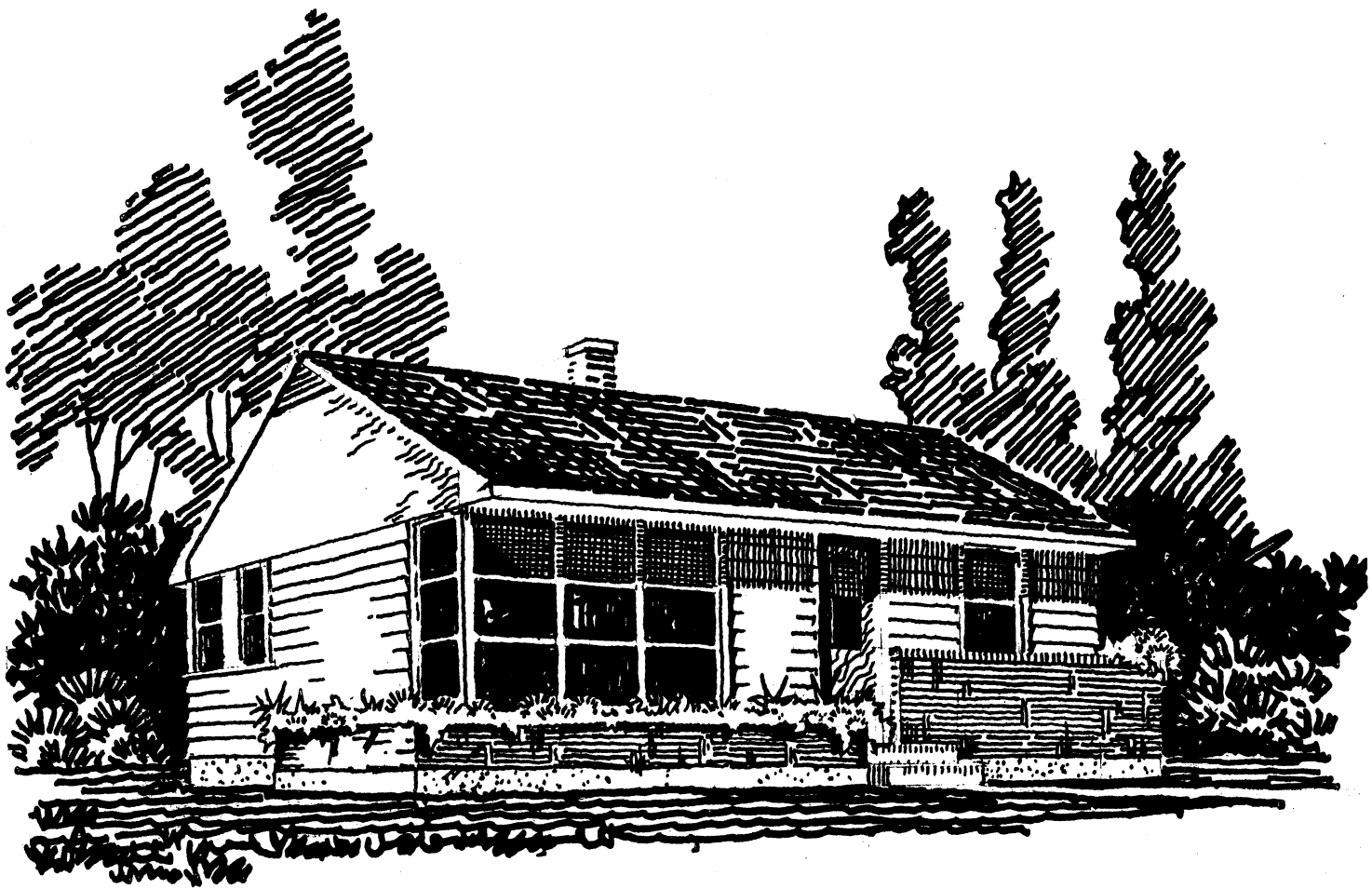
B

This is the same size as the original "B" and has the aforementioned kitchen improvements. The elevation has larger windows in living room and the addition of a brick encased flower box and partial wall. The extra cost would be approximately \$400.

JOINT AGREED COMMENT

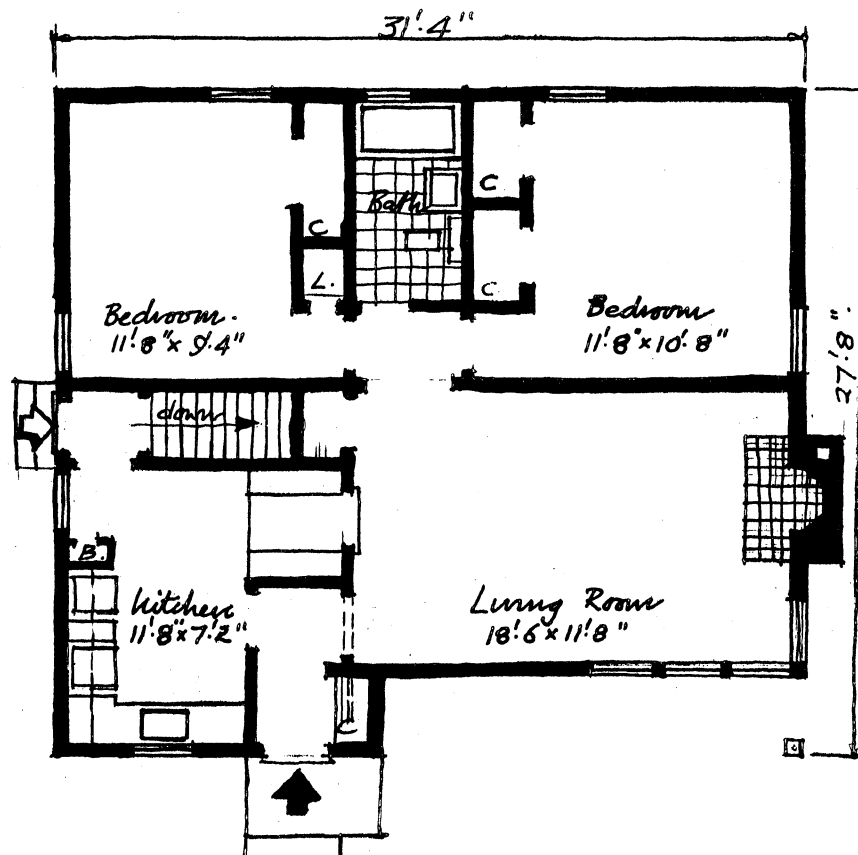
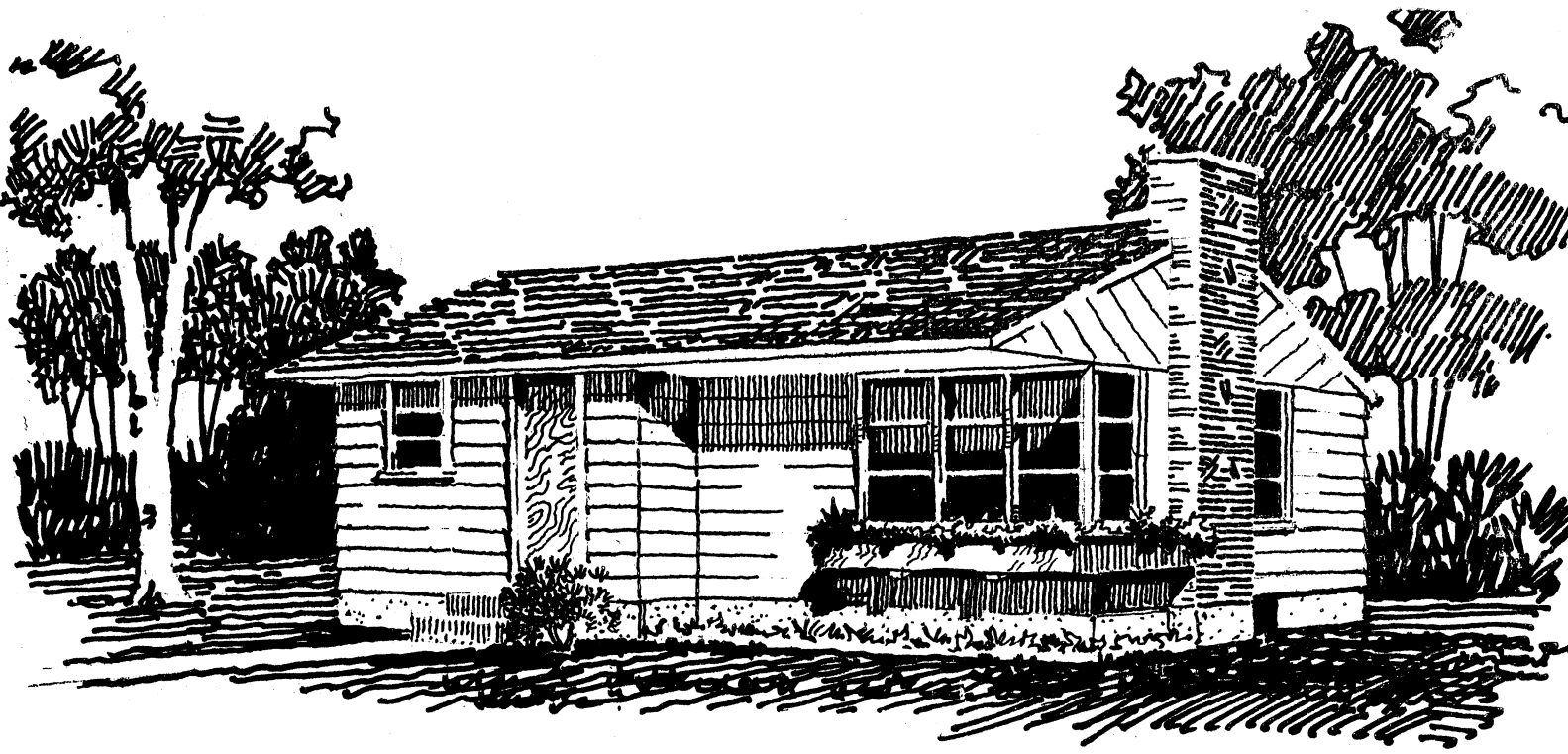
(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Recess doorway otherwise OK.



FLOOR AREA
729 SQUARE FEET

DESIGN B/54/C



FLOOR AREA
804 SQUARE FEET

DESIGN 120/54/S

TYPE

TO SUBSTITUTE FOR

C/54/T

"C"

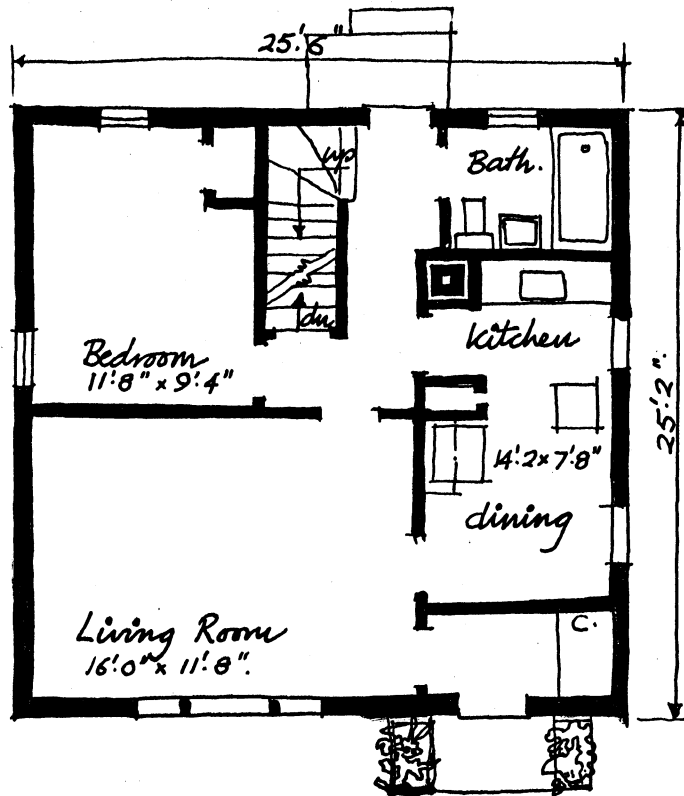
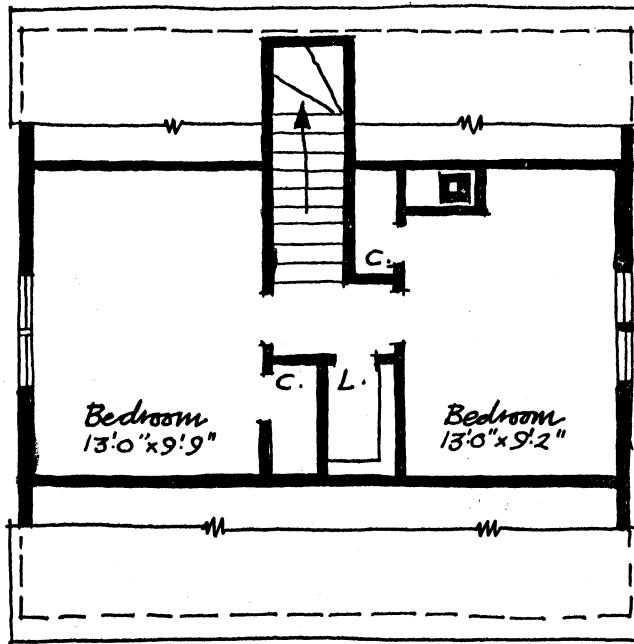
The plan form has been retained as on the original "C" but the elevation has had four walls made of brick veneer, a slightly better doorway and a redesigned window with shutters added. The extra cost would be approximately \$350.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

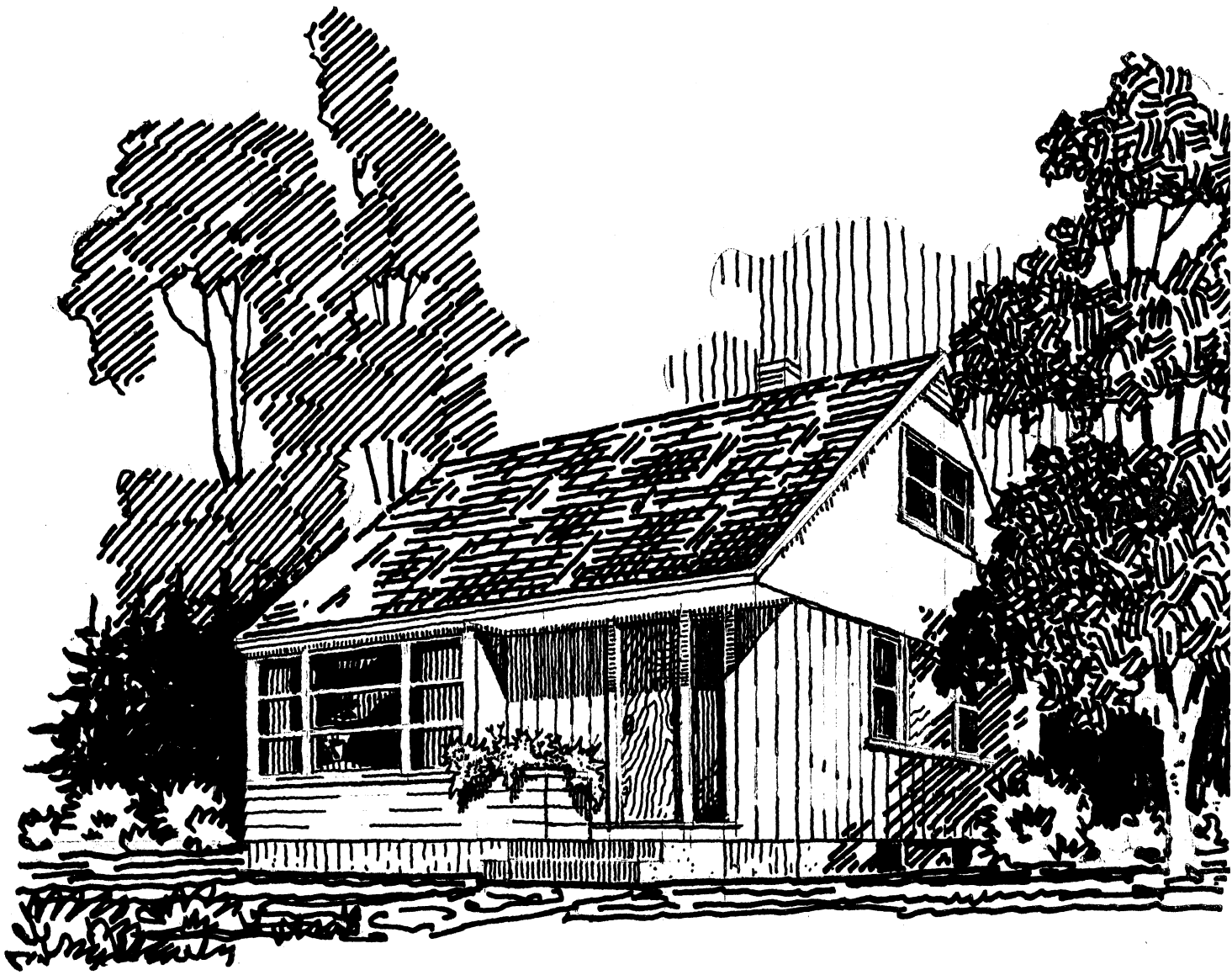
1. Acceptable to D.N.D.



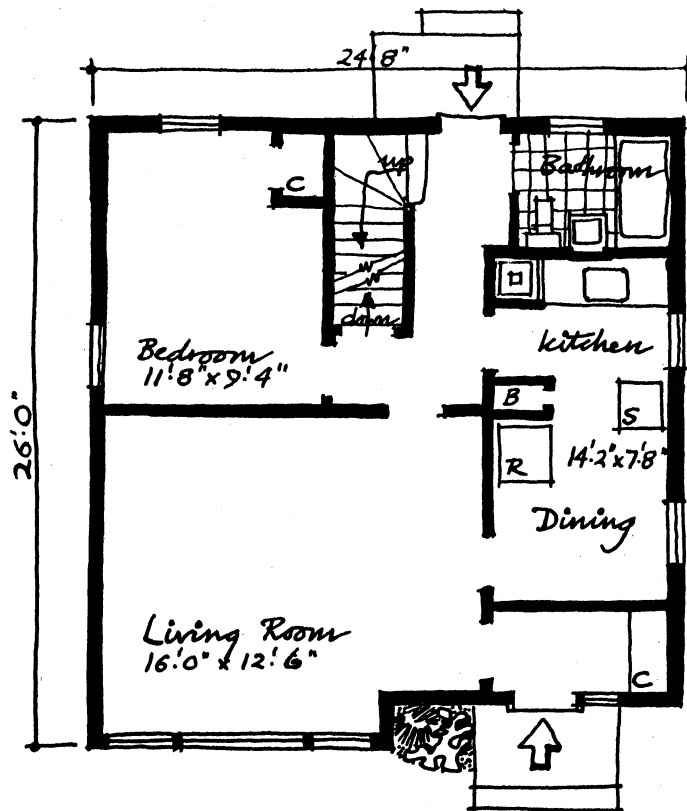
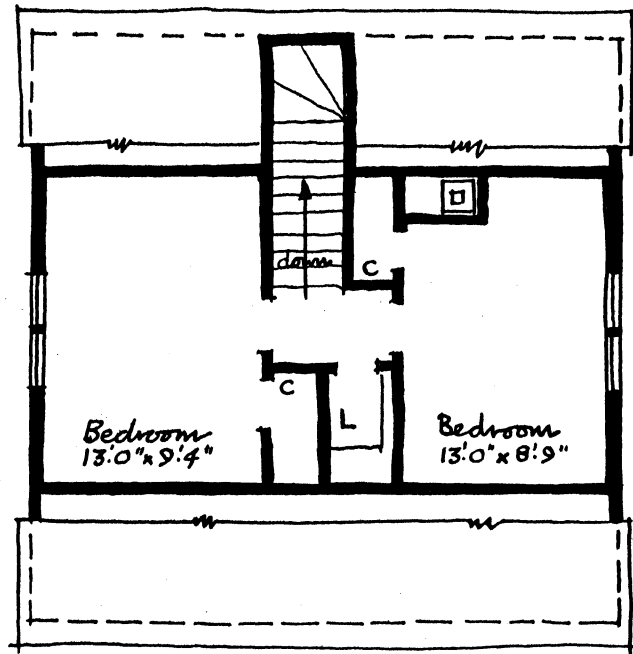


FLOOR AREA
991 SQUARE FEET

DESIGN C/54/T



DESIGN C/54/S



FLOOR AREA
954 SQUARE FEET

DESIGN C/54/S

TYPE

TO SUBSTITUTE FOR

C/54/C

C

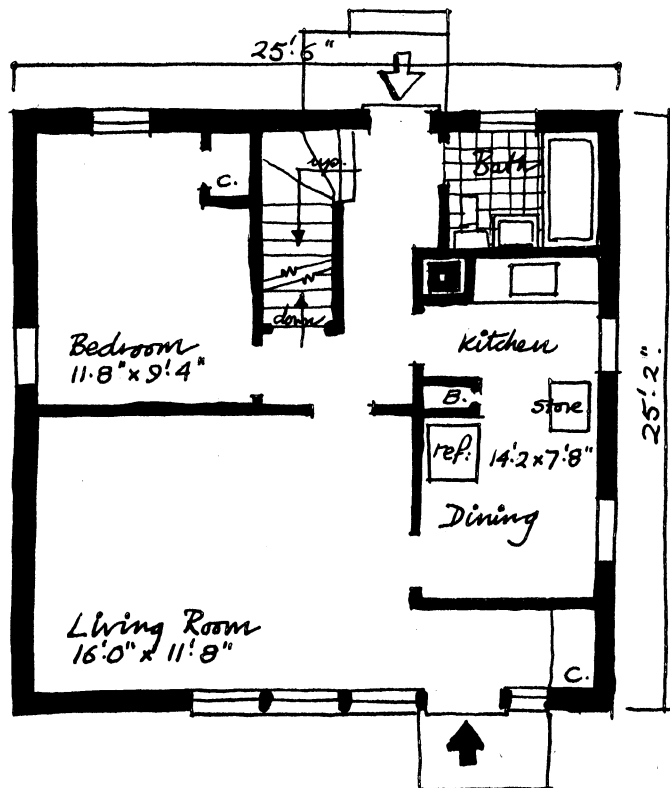
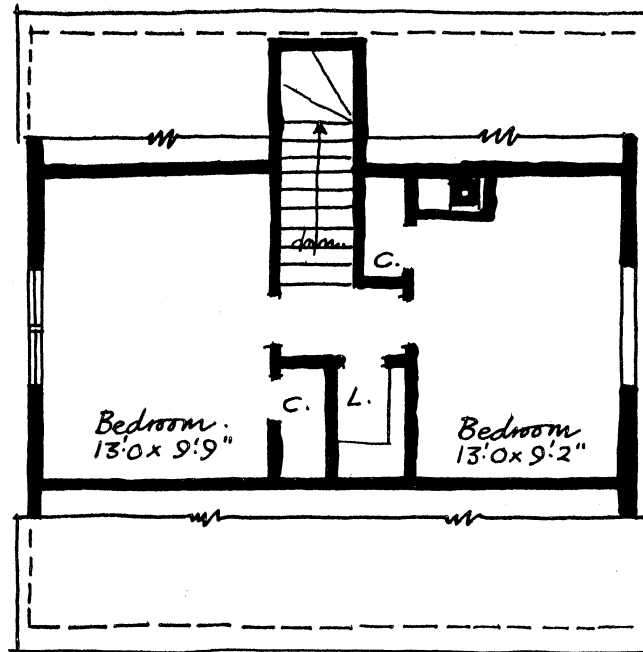
Again, the plan form is the same as the old "C" but the exterior has been treated with brick and stucco and the living room windows have been enlarged in size. The extra cost would be approximately \$600.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

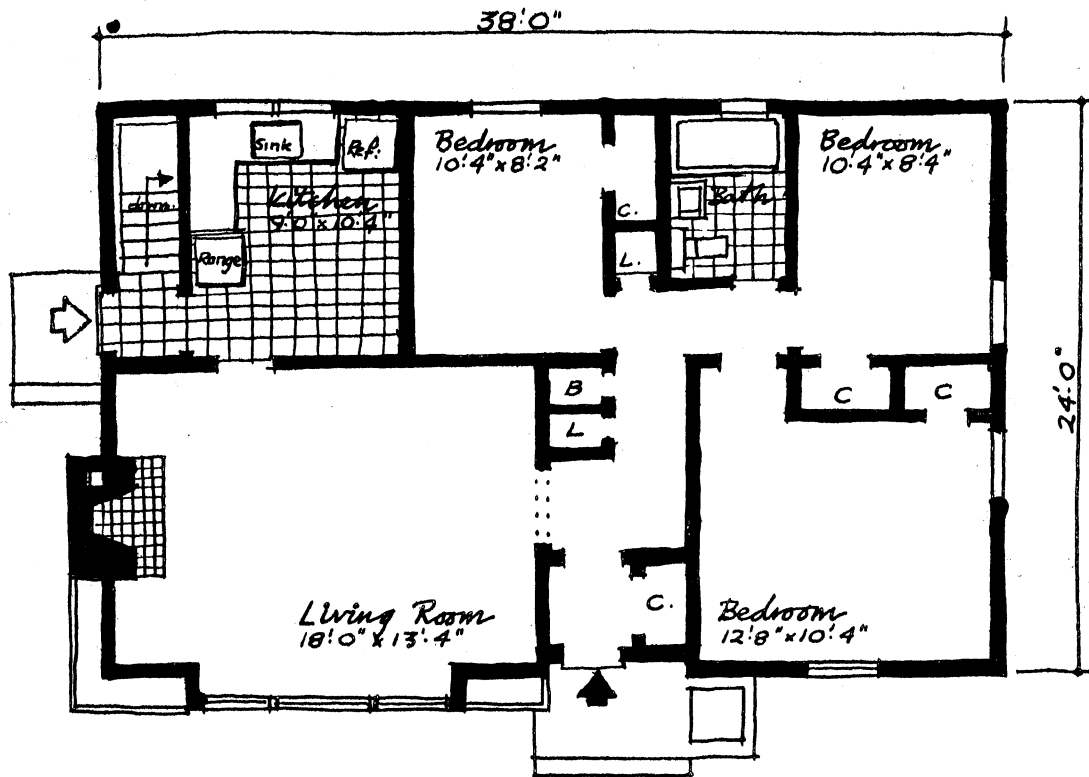
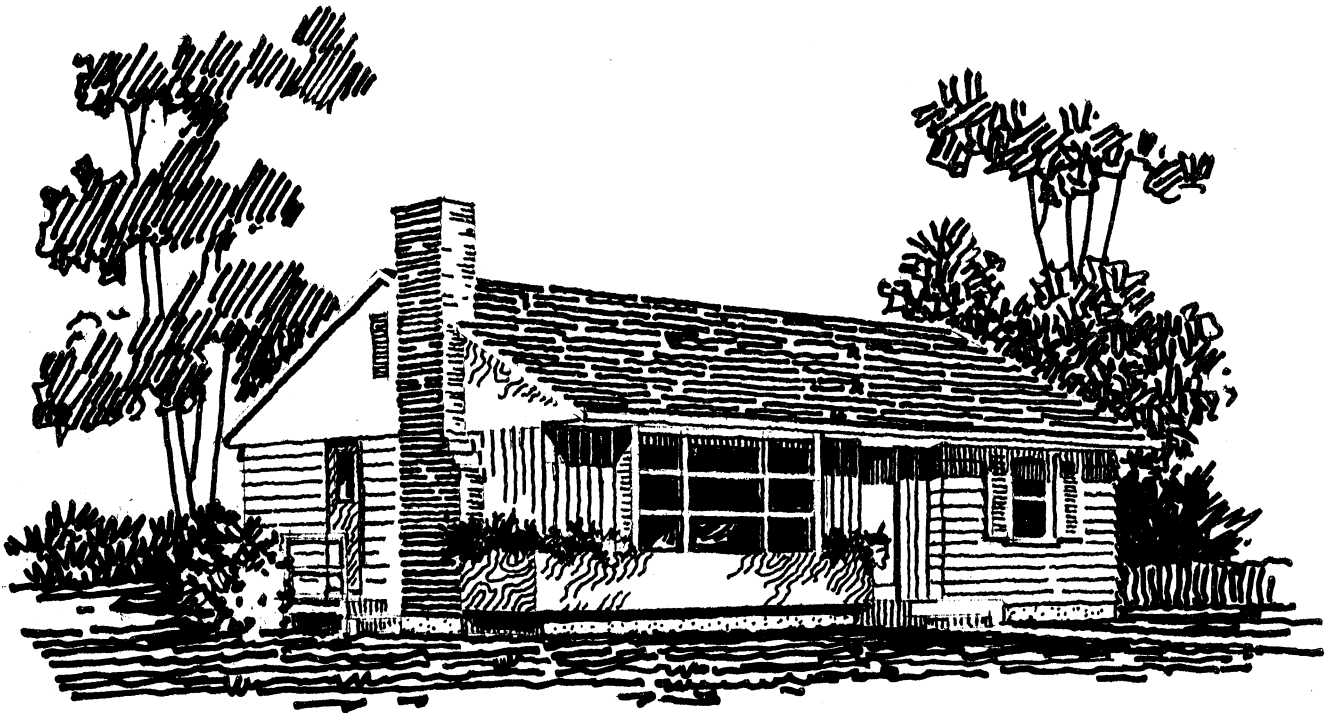
1. To be used with reservation along side
Class I, with brick veneer.





FLOOR AREA
991 SQUARE FEET

DESIGN C/54/C



FLOOR AREA
924 SQUARE FEET

DESIGN 235/54/S

TYPE

TO SUBSTITUTE FOR

K/54/T

K

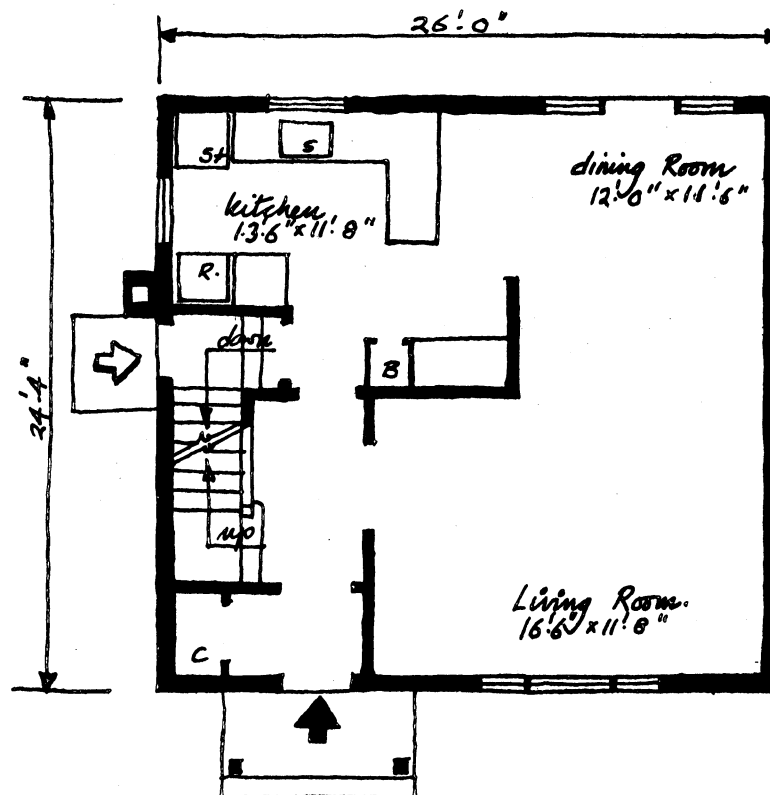
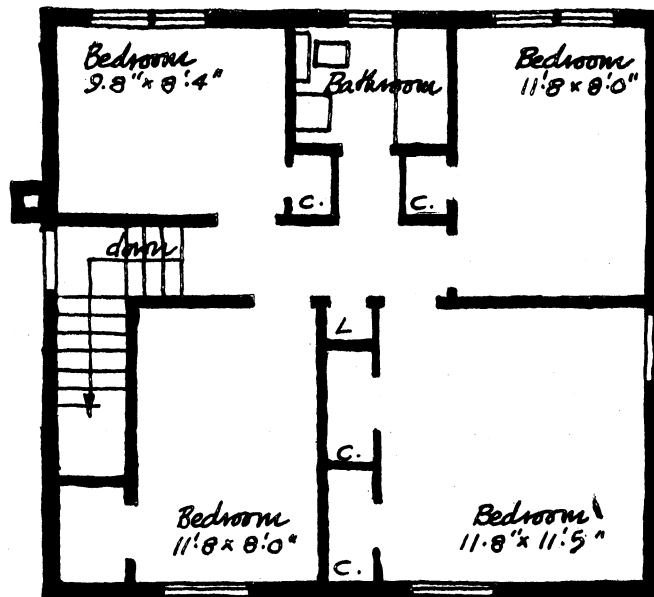
In the plan arrangement the kitchen and dining room end has been opened and a dining counter separates the kitchen from the dining room. On the upper floor the bathroom has been removed from the corner adjoining the stairs to the centre of the unit. This has been done to avoid the possibility of the pipes freezing in the outside walls which had occurred in some occasions. The elevation has had the windows re-arranged and a porch and shutters added. The extra cost would be approximately \$150.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.





FLOOR AREA
1264 SQUARE FEET



TYPE

TO SUBSTITUTE FOR

K/54/S

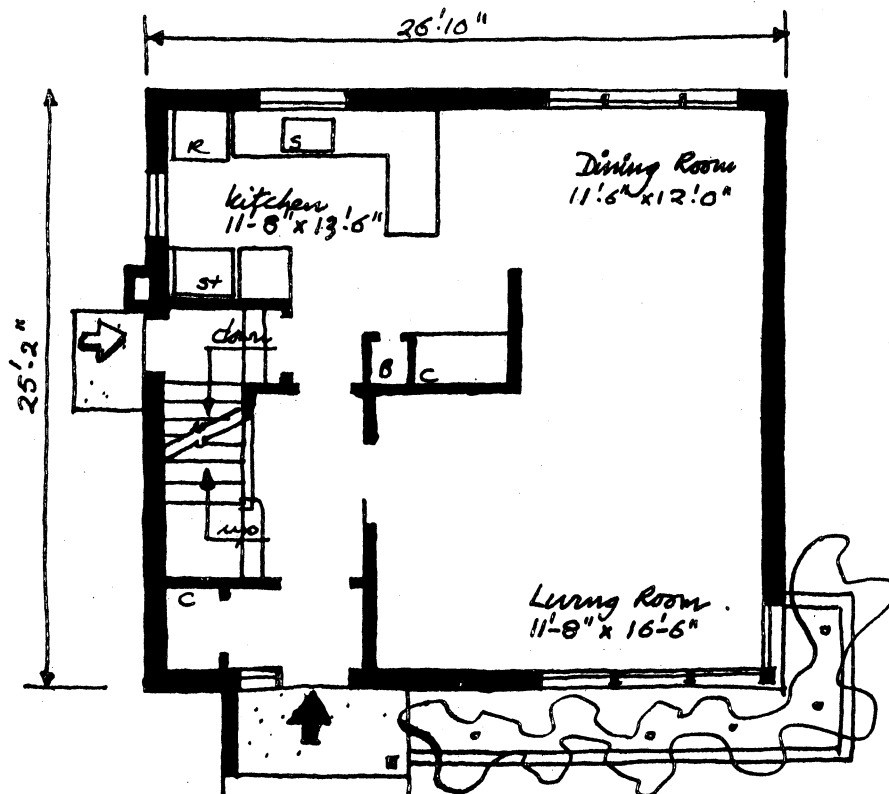
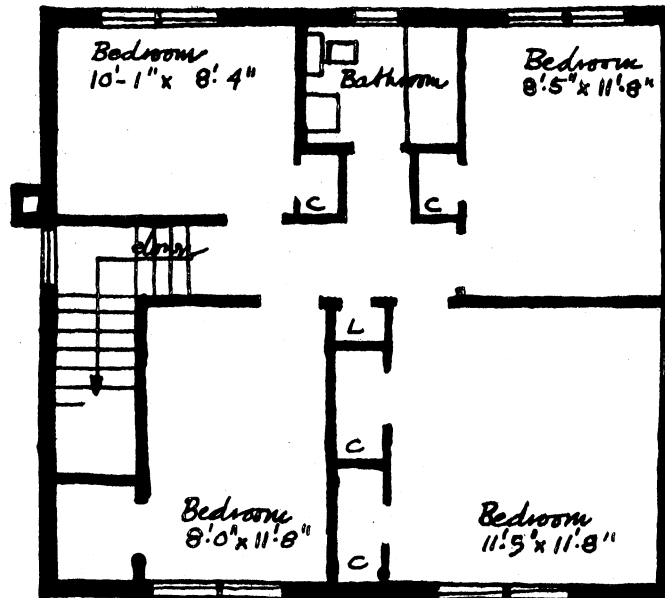
K

The same plan comments as above apply here. The elevation has brick veneer on four walls on the lower storey and has been provided with a canopy over the entrance and a flower box. The extra cost for this house would be approximately \$540.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Top could be of stucco.
2. D.N.D. accepts this house.



FLOOR AREA
1312 SQUARE FEET

DESIGN K/54/S

TYPE

TO SUBSTITUTE FOR

K/54/C

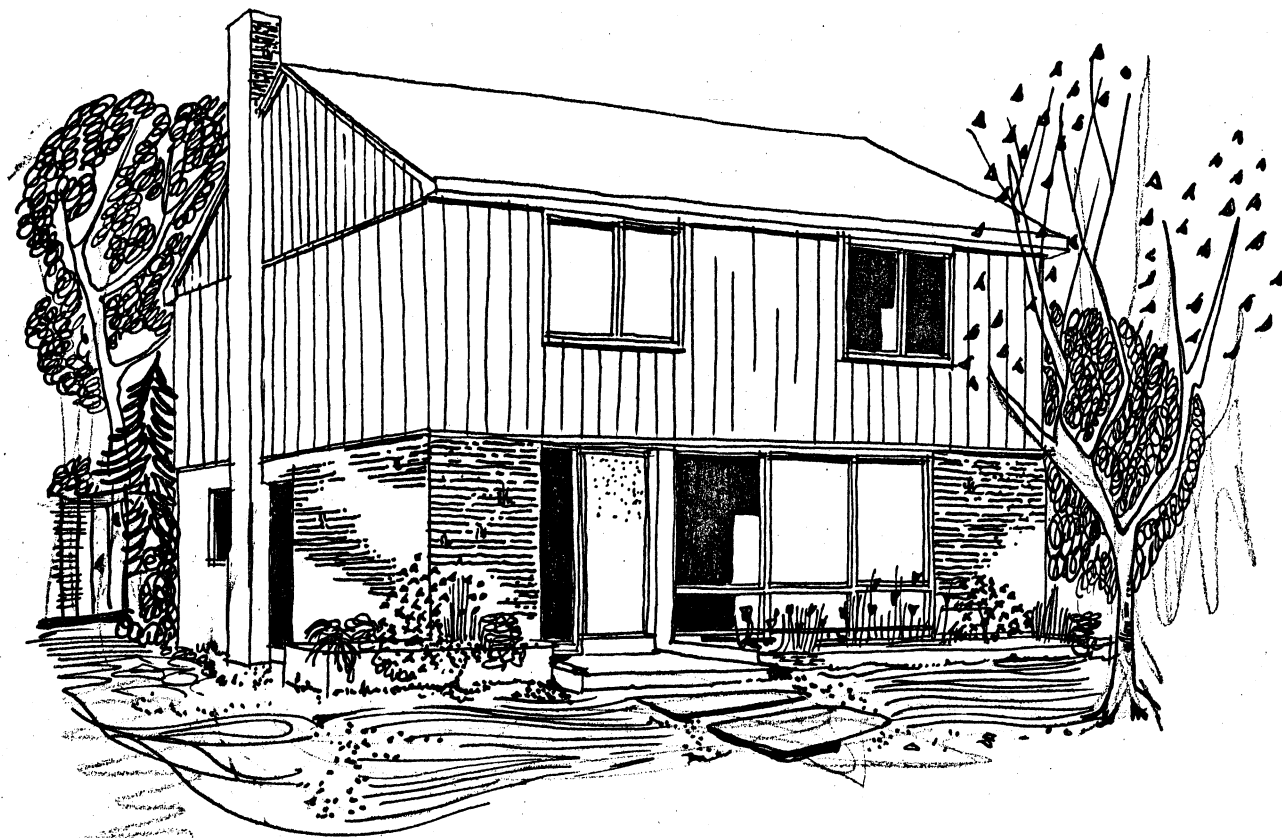
K

This is a variation of elevation only. Again brick veneer has been used on the lower storey and large windows have also been employed. The extra cost would be approximately \$490.

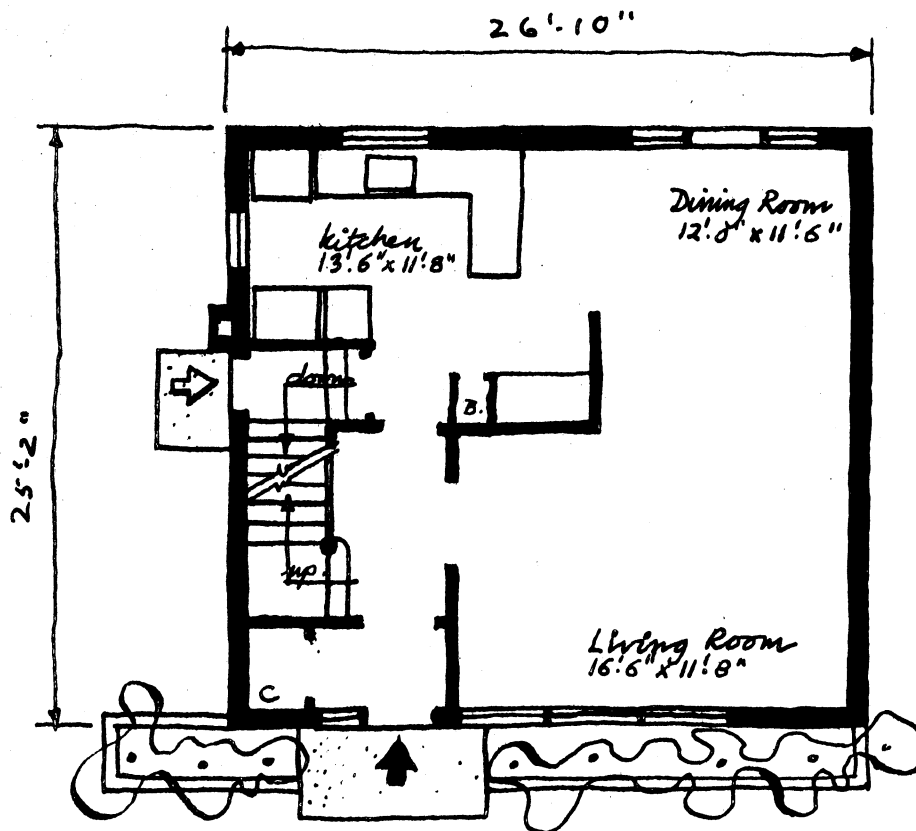
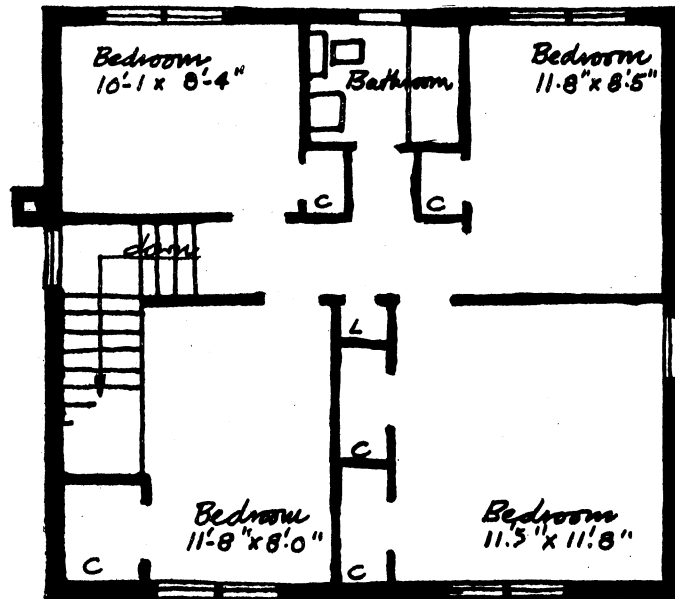
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Provide cover over door.
2. Same comments as for K/S.



DESIGN K/54/C



FLOOR AREA
1312 SQUARE FEET

DESIGN K/54/C

TYPE

TO SUBSTITUTE FOR

113/54/S

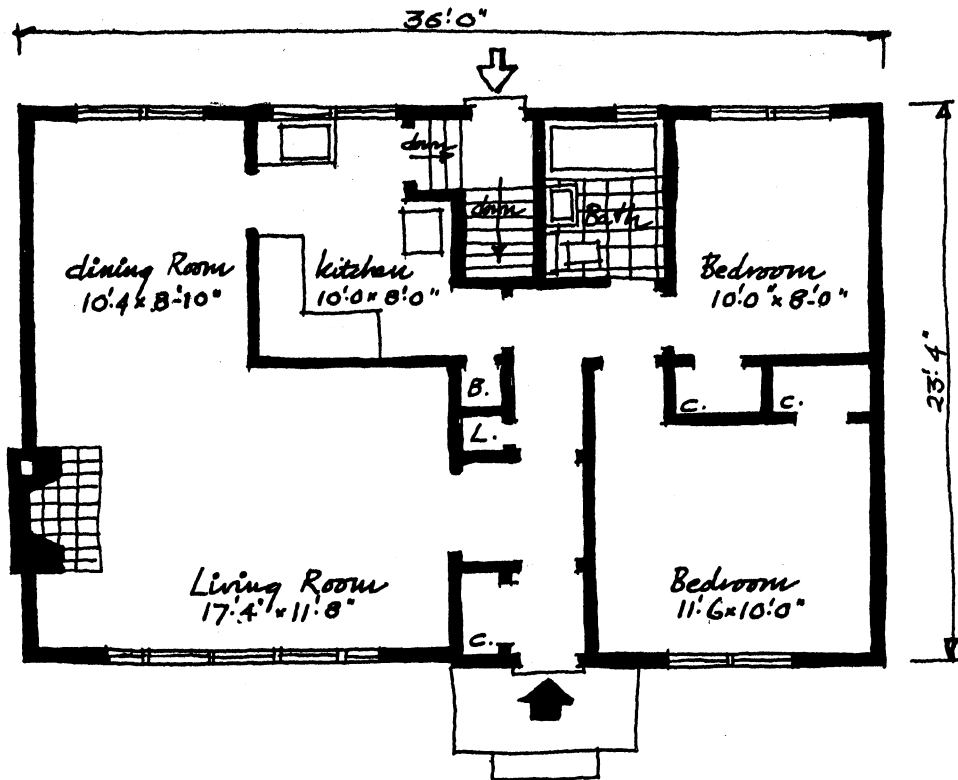
GG

In this class we did not have a bungalow two-bedroom unit. The only two-bedroom unit available was the "GG" which resulted in a rather boxy appearance. This design (113) is from our sales booklet and is intended to be used as an alternative for the "GG". This house would cost approximately \$100 less than the "GG", particularly since it has much smaller bedrooms than the "GG".

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Remove wall between kitchen and dining room and replace with cabinets.
2. Remove fireplace.
3. D.N.D. accepts this house.



FLOOR AREA
828 SQUARE FEET

DESIGN 113/54/S

TYPE

TO SUBSTITUTE FOR

114/54/S

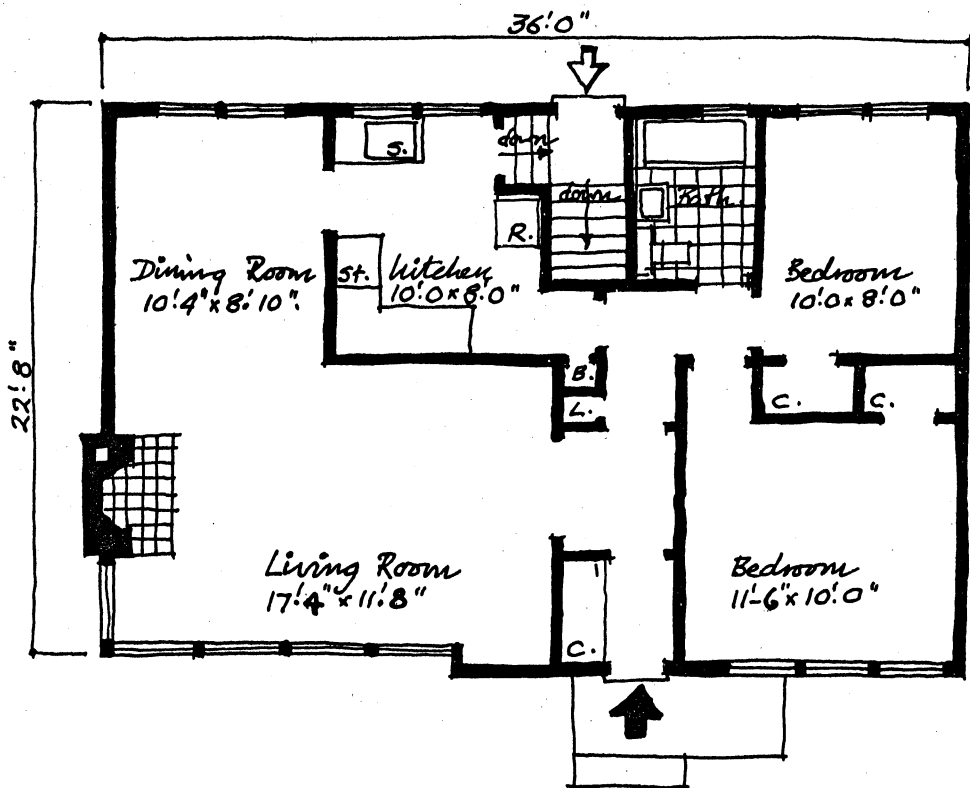
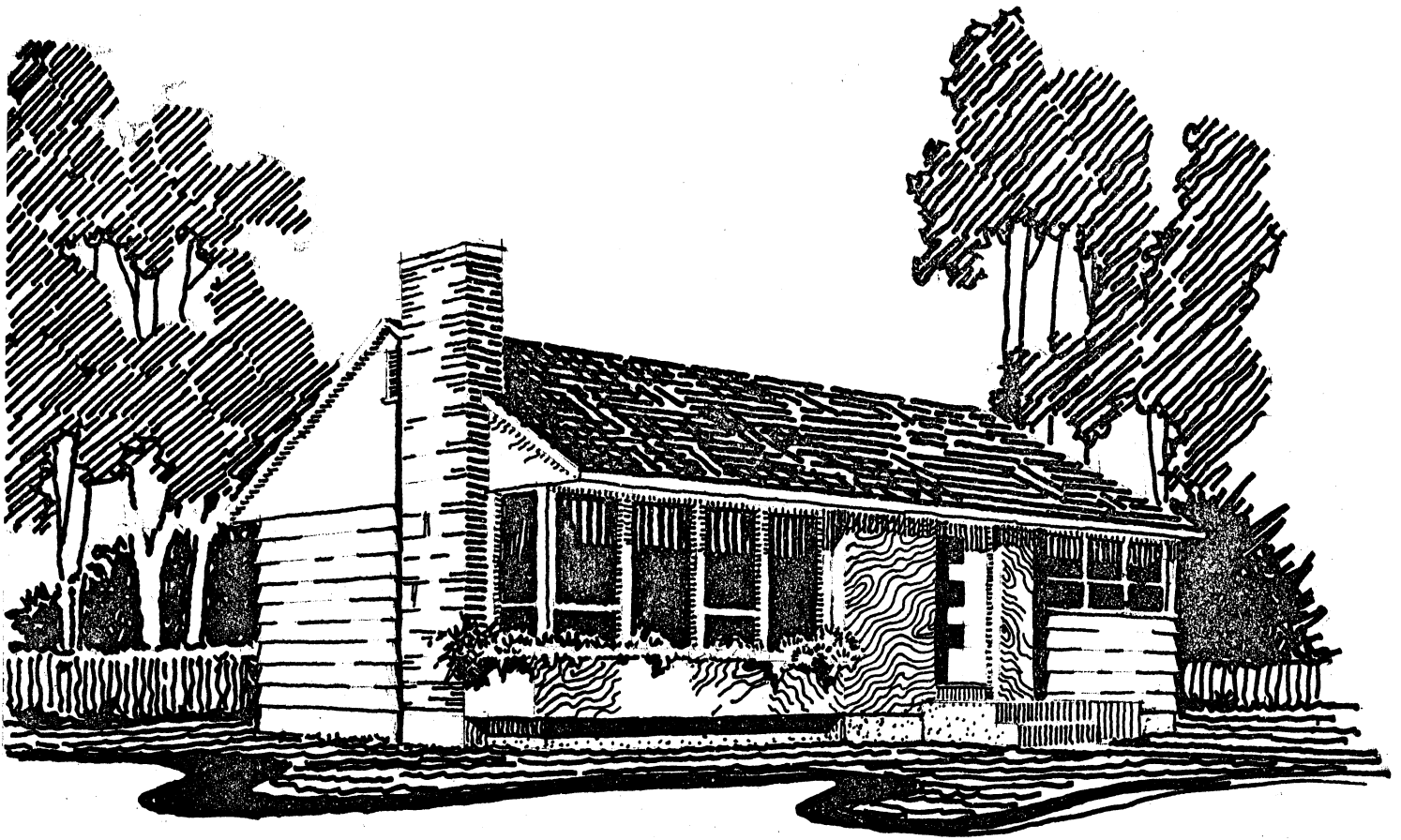
GG

This is actually the same plus the 113/54/S intended for the same purpose. However, the elevation has been changed considerably. This, of course, is in an attempt to provide units which might relieve monotony. This house would cost approximately the same as 113.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Remove wall between kitchen and dining room and replace with cabinets.
2. Remove fireplace.
3. D.N.D. accepts this house.



FLOOR AREA
816 SQUARE FEET

DESIGN 114/54/S

TYPE

TO SUBSTITUTE FOR

GG/54/T

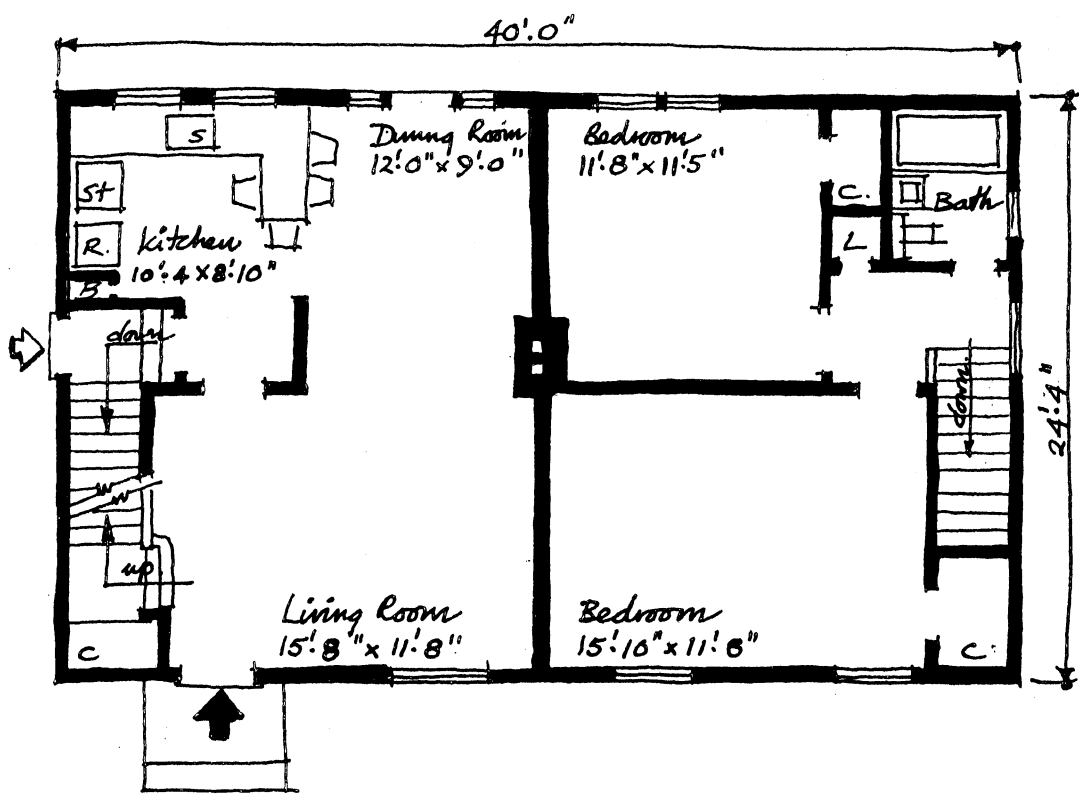
GG

The ground floor has been modified slightly so as to open the kitchen and dining room separated by a dining counter. In addition the projecting porches have been eliminated and have been replaced by an entrance doorway. Shutters and different type windows have also been added. These changes would not result in any additional cost from the original "GG".

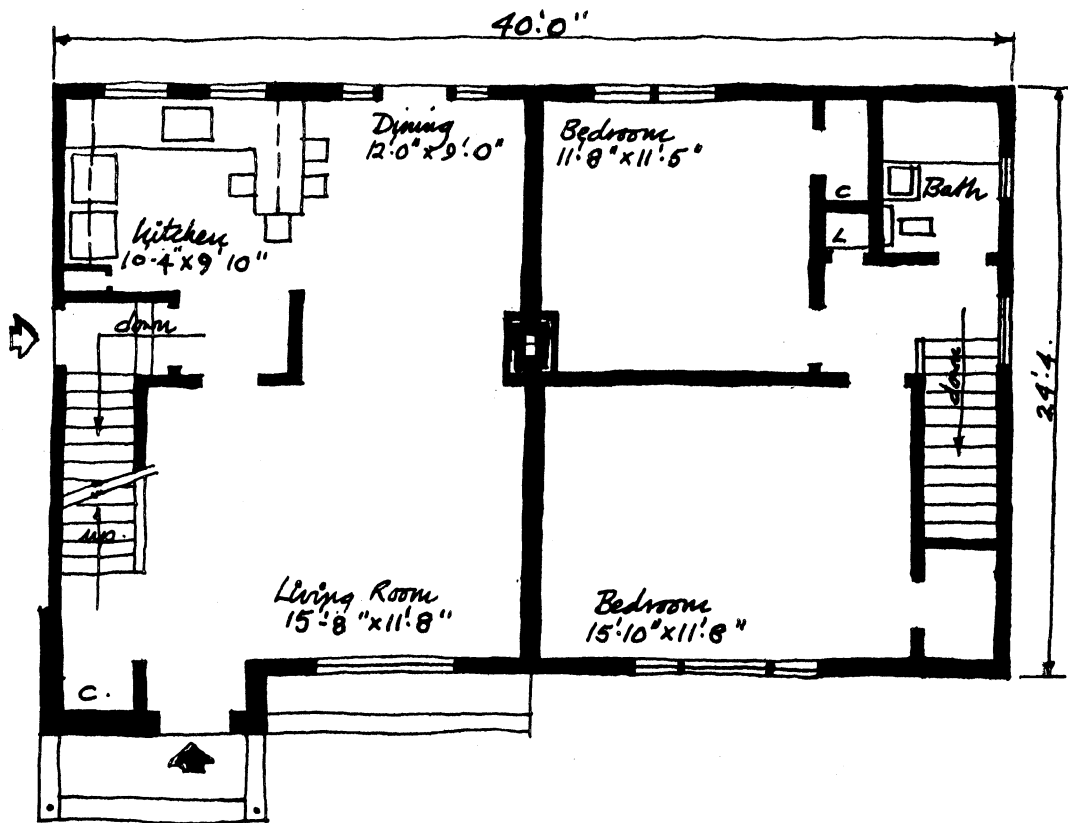
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.



FLOOR AREA
973 SQUARE FEET



FLOOR AREA
994 SQUARE FEET

DESIGN GG/54/S

TYPE

TO SUBSTITUTE FOR

GG/54/C

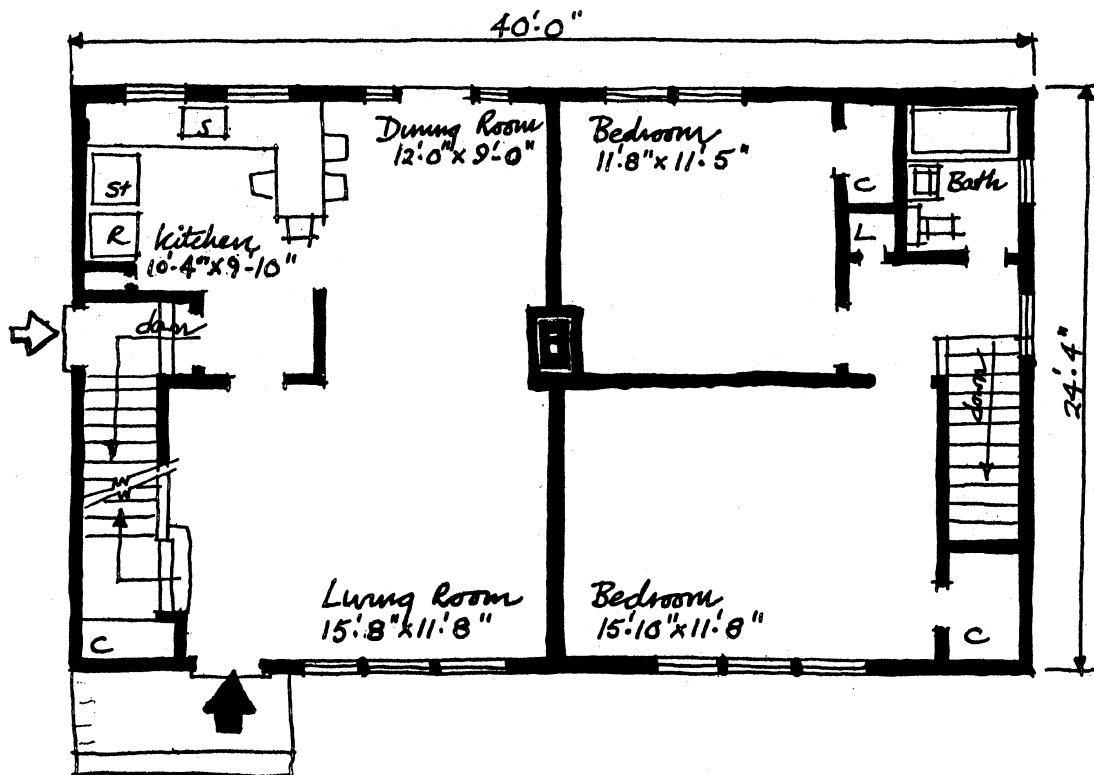
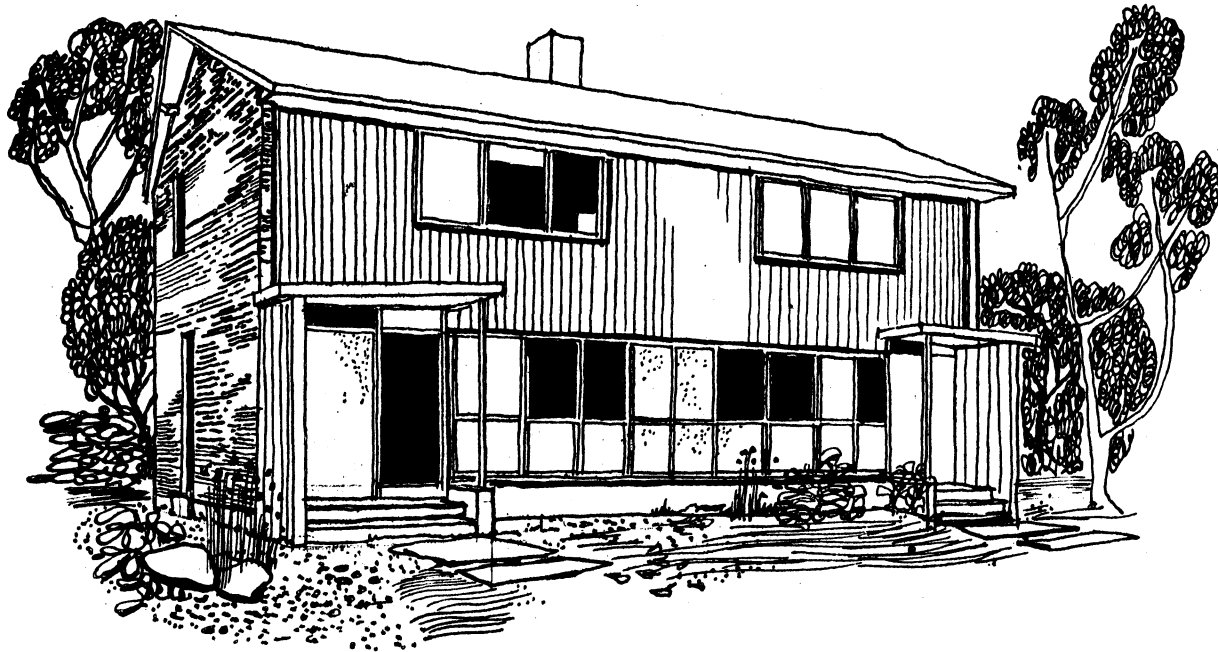
GG

The same plan comments apply here. The elevations have been changed with the two end walls of brick and the longitudinal wall of wood, covered porches and changes in fenestration have also been applied. The extra cost would be approximately \$250.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.



FLOOR AREA
973 SQUARE FEET

DESIGN GG/54/C

TYPE

TO SUBSTITUTE FOR

H/54/T

H

The "H" is the larger version of the "C" house and is intended for Class II units.

This house retains the same floor plan as the "H". The elevation has been changed to provide brick veneer on four walls with a modified window with shutters and a doorway. The extra cost over the original "H" would be approximately \$400.

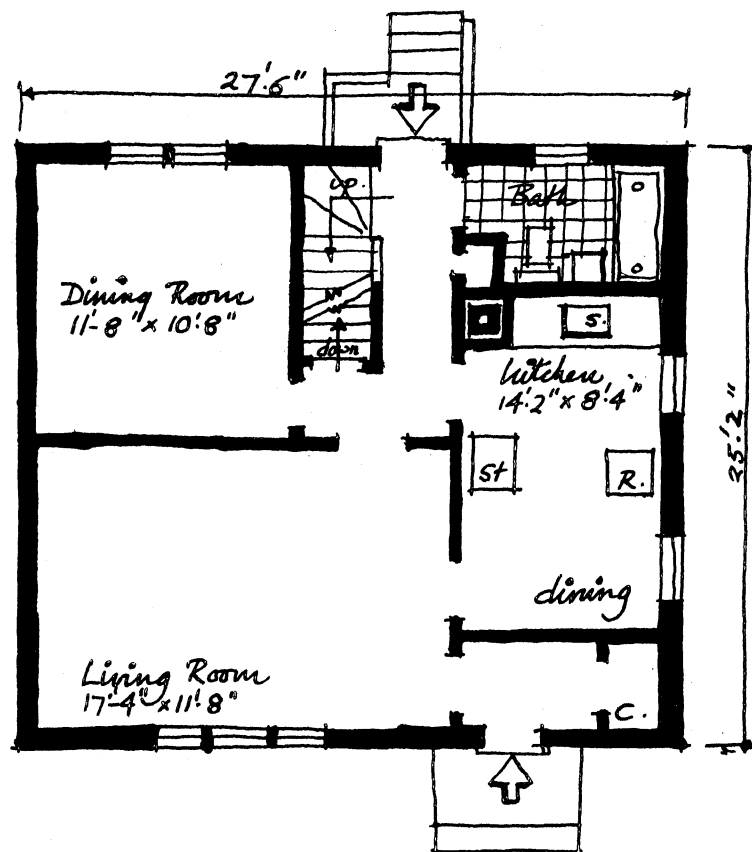
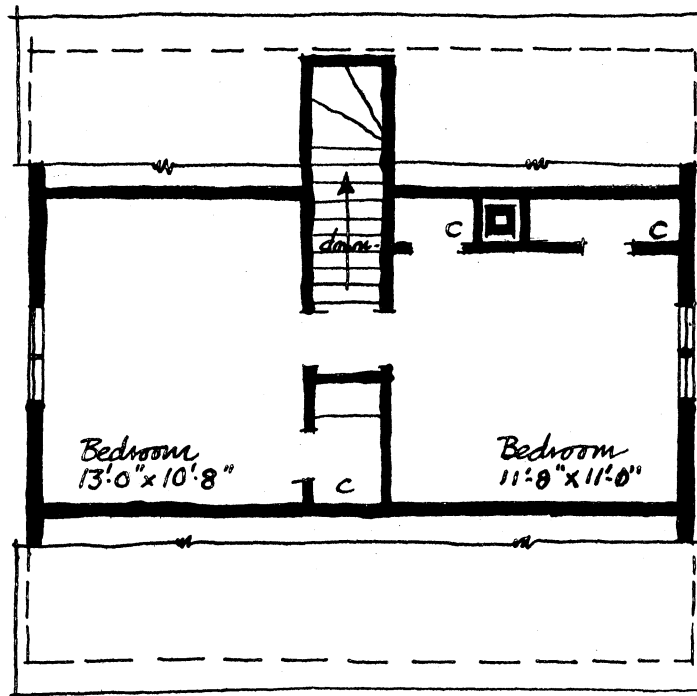
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.
2. Attempt to design cover over front entrance.



DESIGN H/54/T



FLOOR AREA
1074 SQUARE FEET

DESIGN H/54/T

TYPE

TO SUBSTITUTE FOR

H/54/S

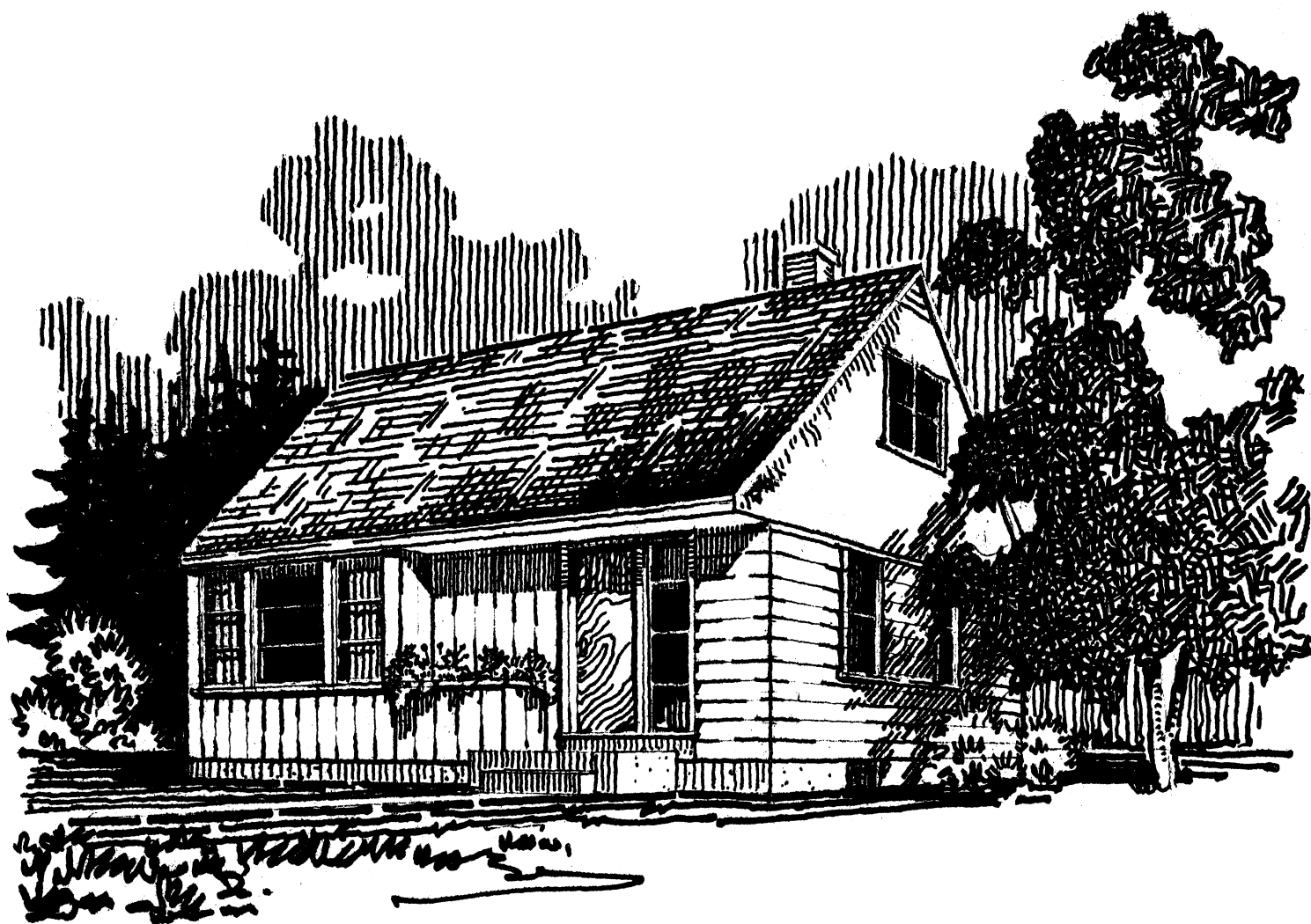
H

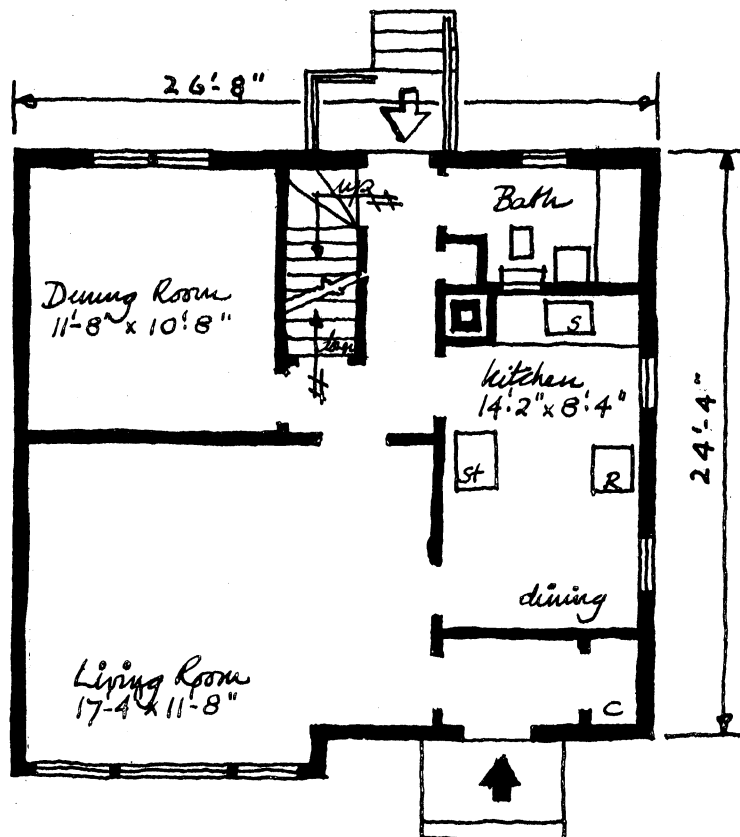
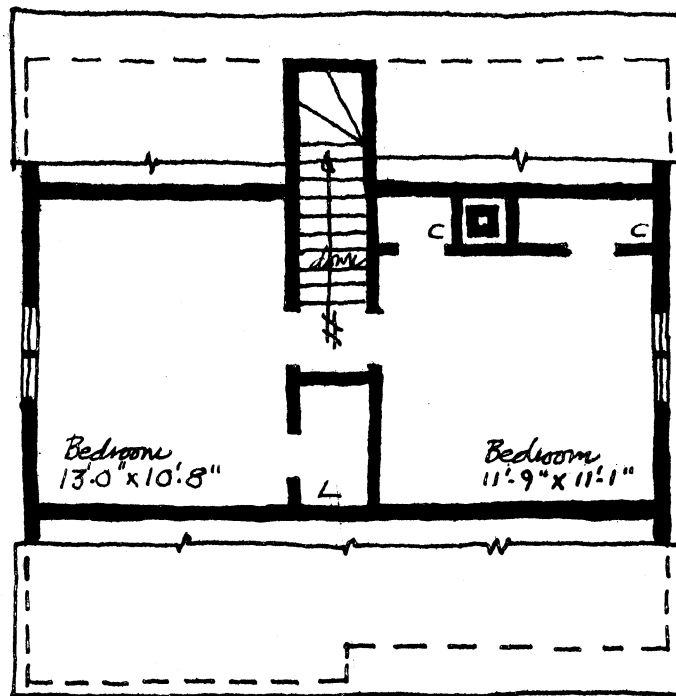
Again the elevation only has been modified with the re-location of a bay window and the addition of a wooden flower box. The extra cost for this house would be approximately \$100.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.





FLOOR AREA
1025 SQUARE FEET

DESIGN H/54/S

TYPE

TO SUBSTITUTE FOR

H/54/C

H

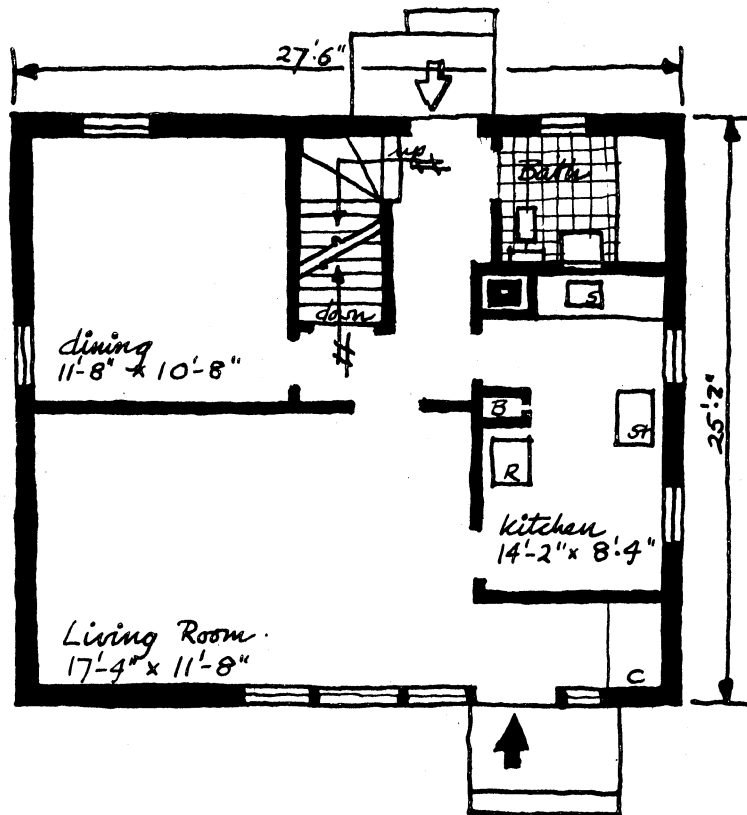
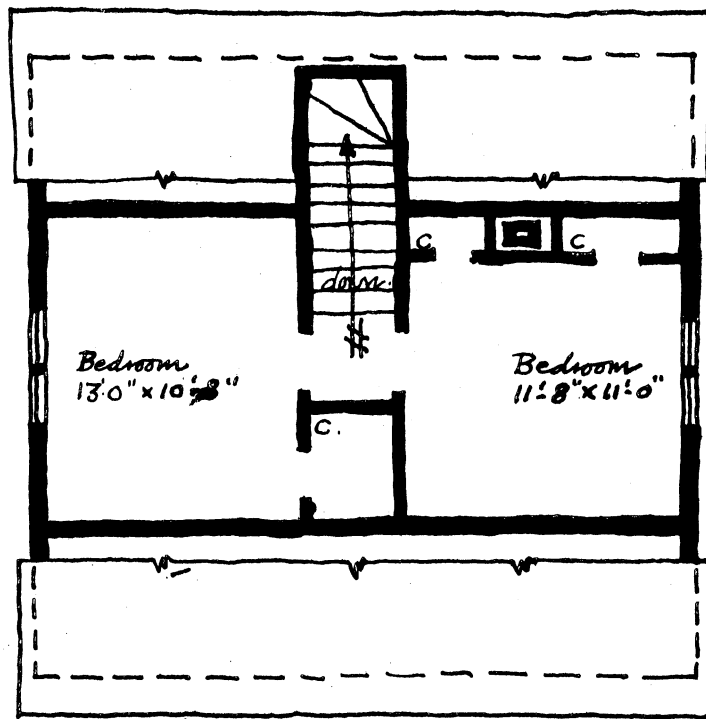
Again the plan remains the same but brick veneer has been added on the four exterior walls and large type windows have been provided for the living room. The extra cost would be approximately \$700 more than the "H".

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house with reservations to be used sparingly.





FLOOR AREA
1086 SQUARE FEET

DESIGN H/54/C

TYPE

TO SUBSTITUTE FOR

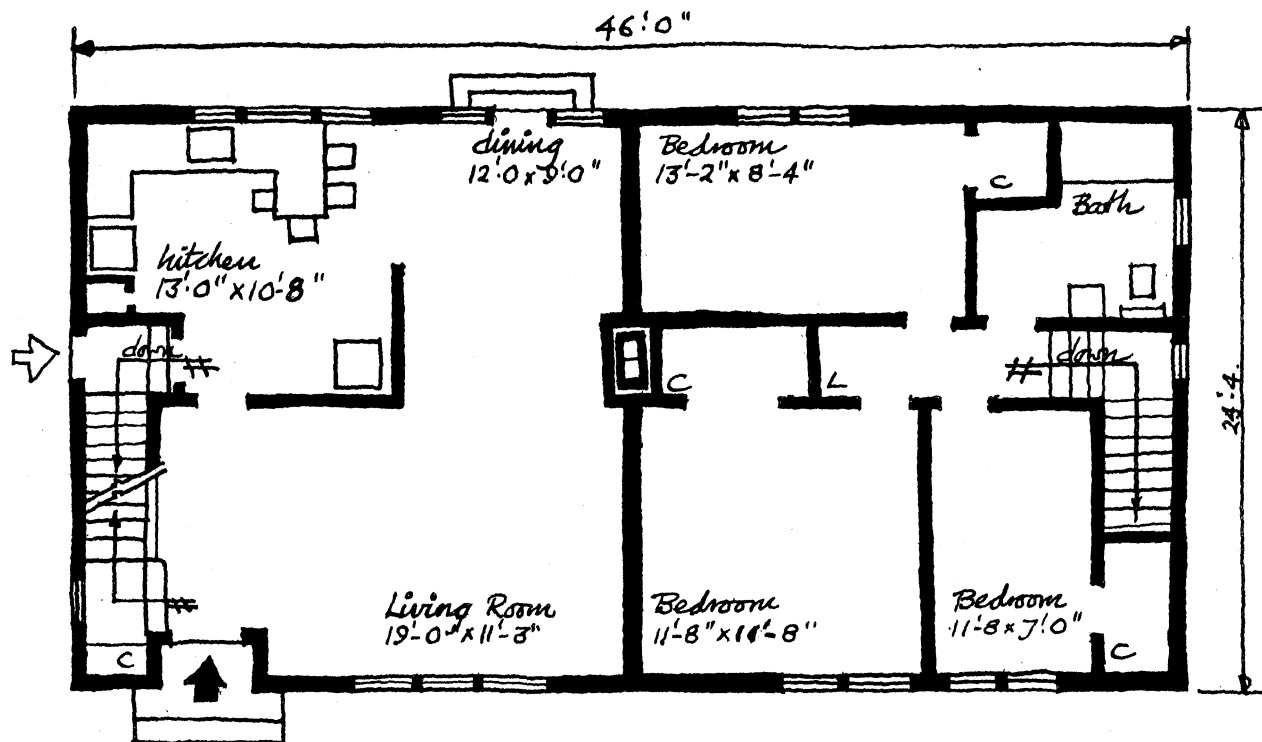
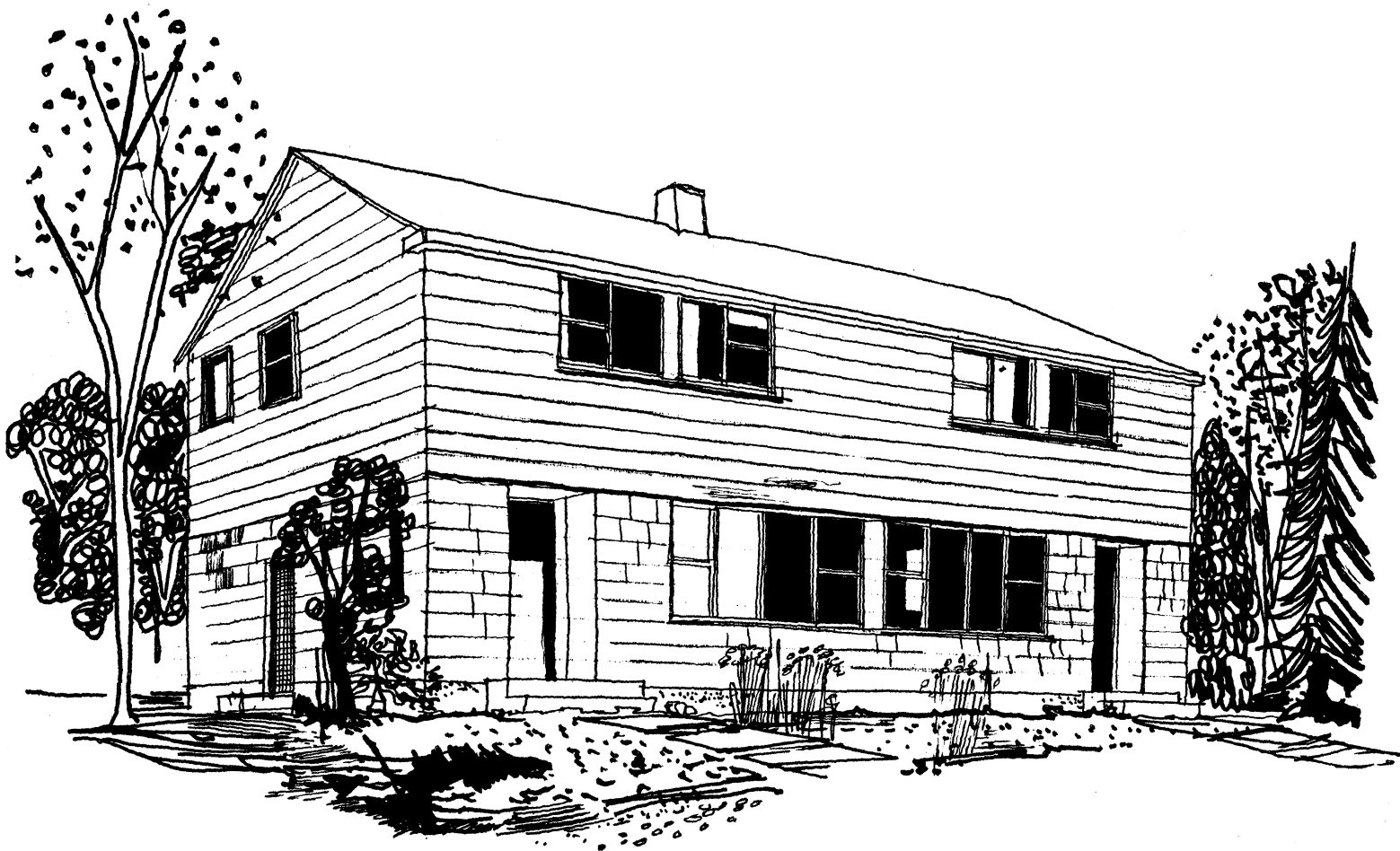
JJ/54/S

JJ

The plan arrangement is the same as JJ/54/T. The elevation is in wood finish with a re-arrange fenestration. There should be no cost between this unit and the original "JJ".

JOINT AGREED COMMENT

(D.N.D. accepts this house as is)



FLOOR AREA
1119 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

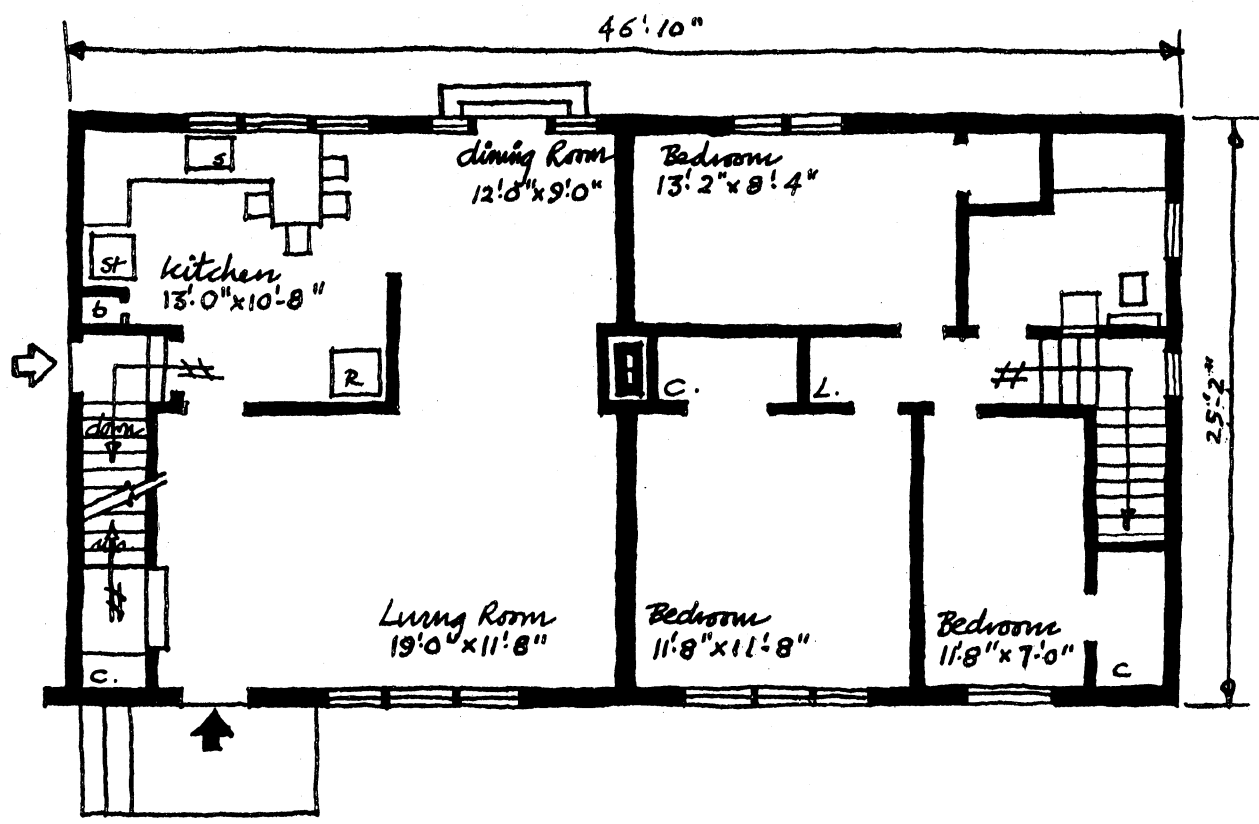
JJ/54/C

JJ

This plan again is the same as the "JJ"/54/T. The elevations, however, have been changed considerably. Brick veneer has been added on the lower storey and the roof slope has been pitched in the opposite directions. Larger sheets of glass have been used in the windows. The extra cost would be approximately \$300. per unit.

JOINT AGREED COMMENT

(D.N.D. accepts this house as is)



FLOOR AREA
1178 SQUARE FEET

DESIGN JJ/54/C

TYPE

TO SUBSTITUTE FOR

231/54/T

JJ

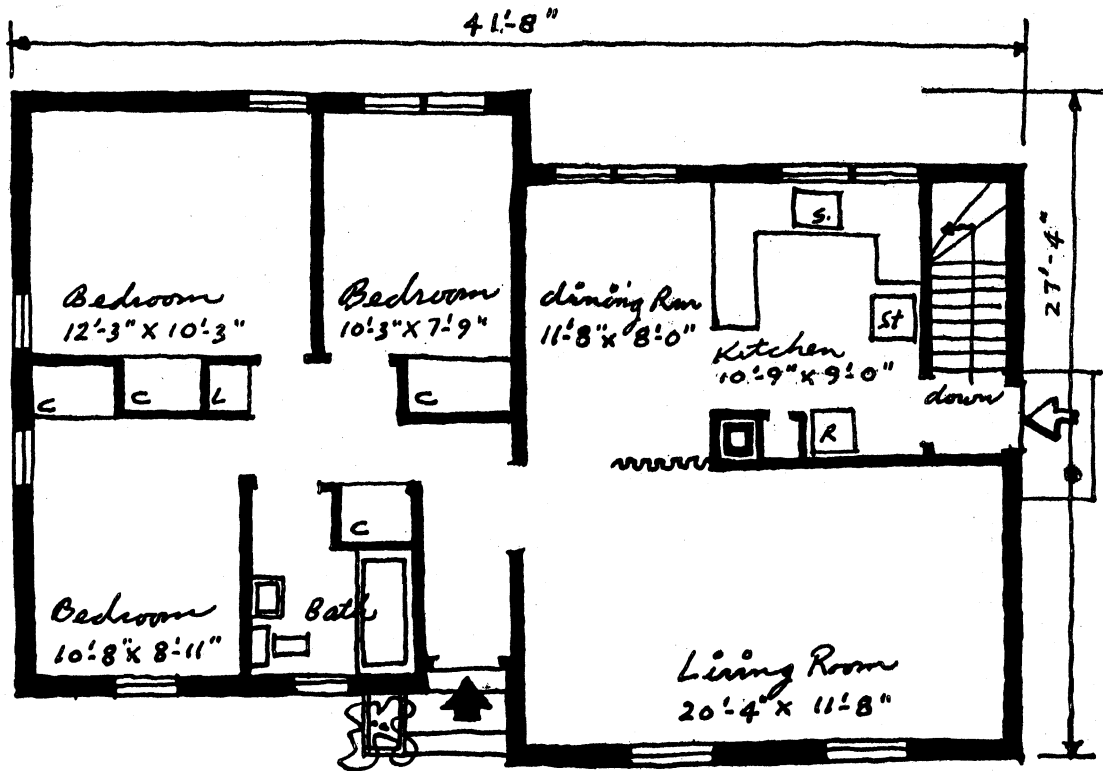
In Class II the only 3-bedroom unit available was the "JJ". This usually resulted in a boxy appearance and it was thought that a bungalow variation might be useful to help relieve monotony on some projects.

Design 231 is intended to be such a variation. The elevation is shown with stucco finish. In plan arrangement the dining room and kitchen are combined but would be separated by cabinets from the ceiling to the floor. The arrangement would be such that the dining room could be opened to the kitchen or dining room for entertaining purposes. The extra cost of this design would be approximately \$700. more than the original "J".

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house as is.



FLOOR AREA
1011 SQUARE FEET

DESIGN 231/54/T

TYPE

TO SUBSTITUTE FOR

231/54/S

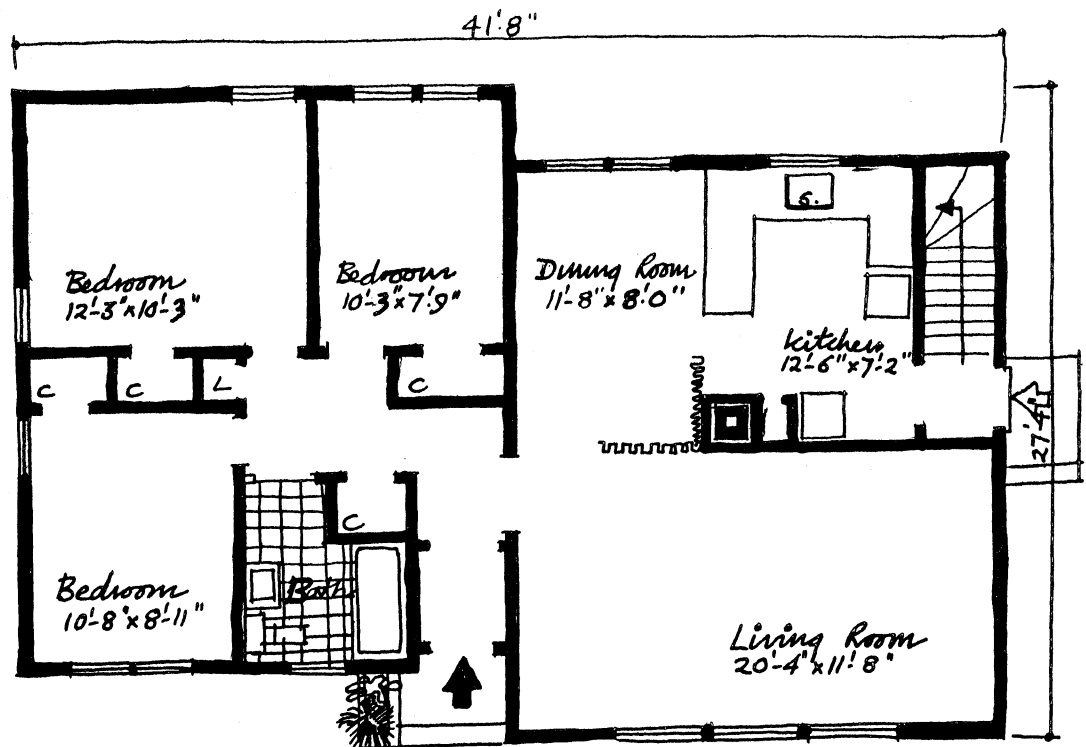
JJ

This the same plan but the elevation is of wood finish with fairly large windows in the living room. The extra cost of this unit over the original "J" would be approximately \$100.

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house.



FLOOR AREA
1011 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

231/54/C

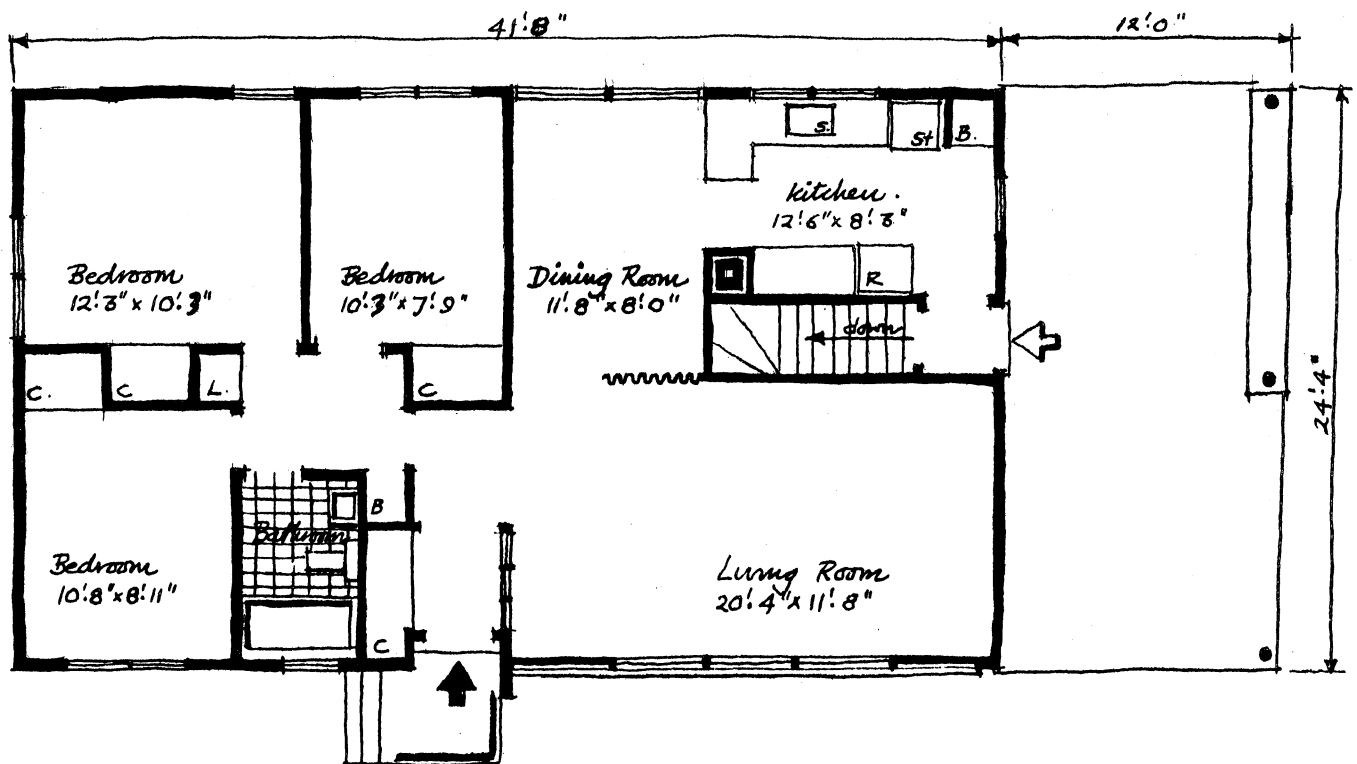
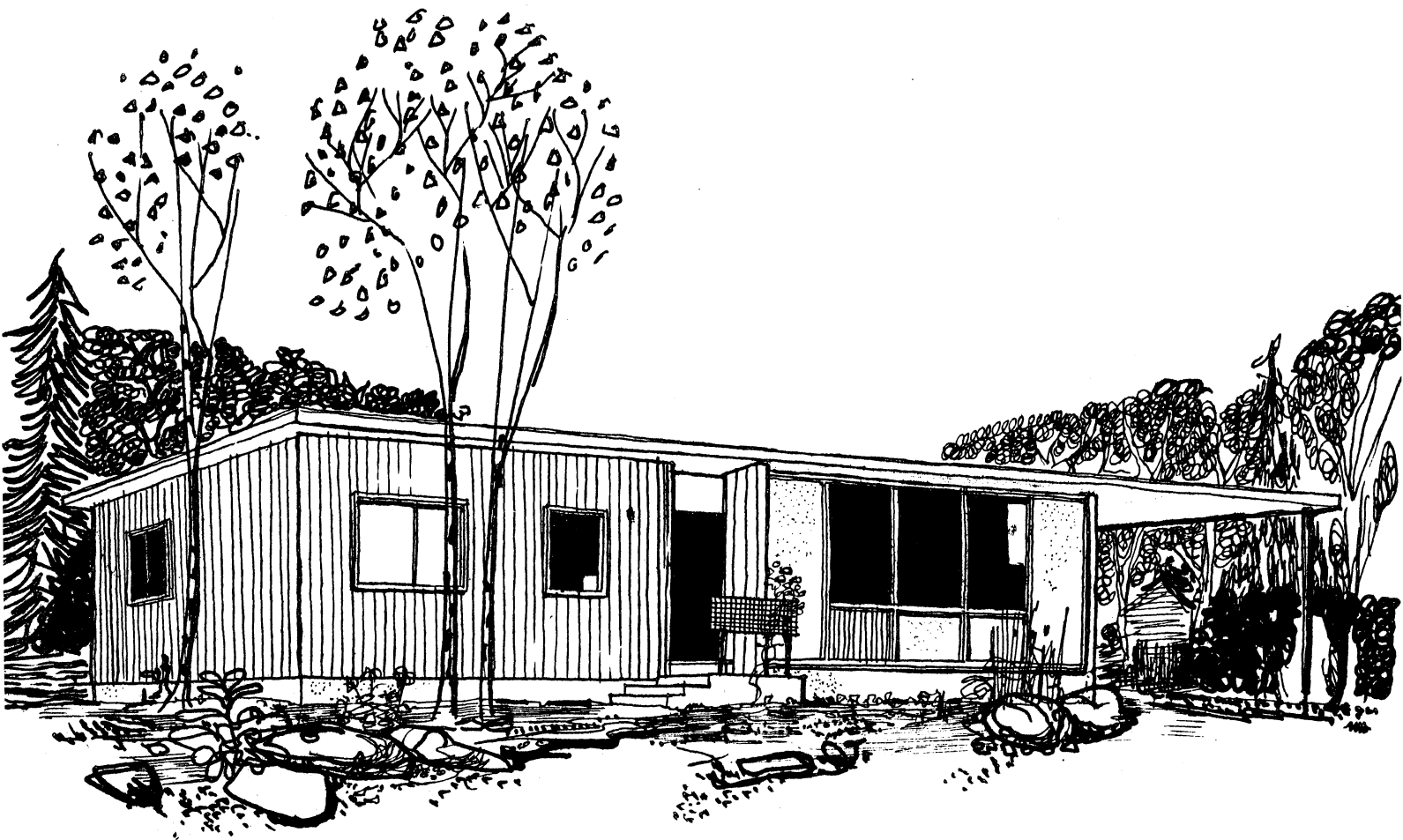
J(incl. Carport)

This is another elevation variation of the same plan. The exterior finish is of wood and stucco and large glass areas have been used in the various rooms. A carport has been indicated but this would depend upon policy, and the building could be erected with the carport. The extra cost, including the carport, would be approximately \$270 more than the "J".

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. D.N.D. accepts this house as is.



FLOOR AREA
1014 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

Y/54/T

Y

The "Y" plan, from what we can ascertain, has proved to be satisfactory to the services. We have, therefore, retained this plan - the only change being in the kitchen where there appeared to be an excessive amount of kitchen cabinets. Some of these have been replaced by a dining alcove. In this particular design brick veneer has been added on the four walls; a doorway, shutters and window re-arrangement complete the revisions. The extra cost would be approximately \$500. over the original "Y".

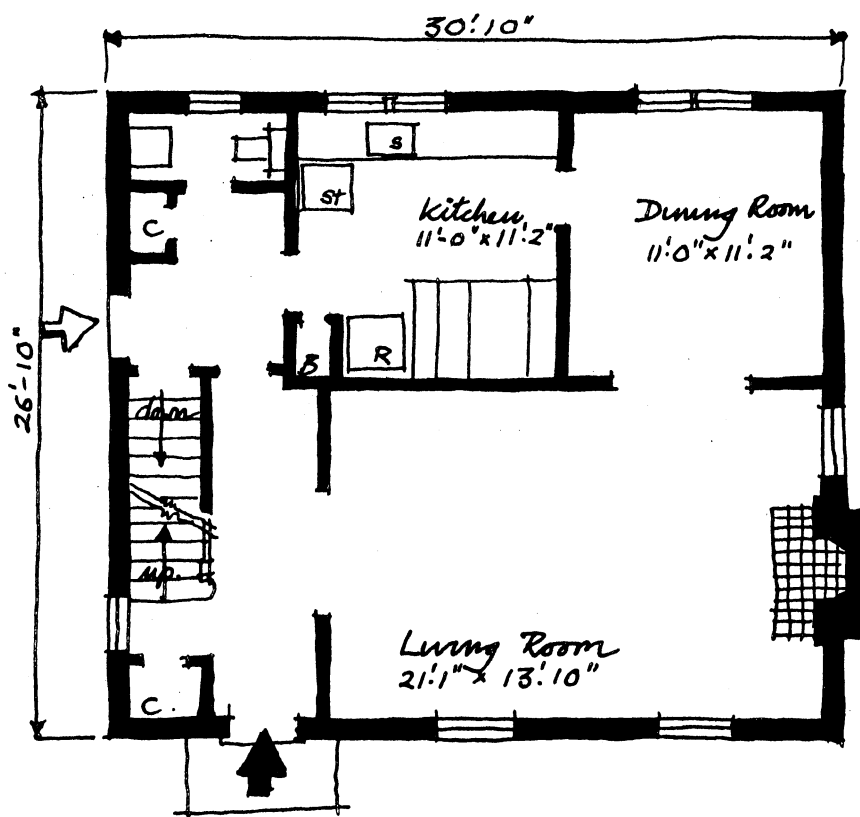
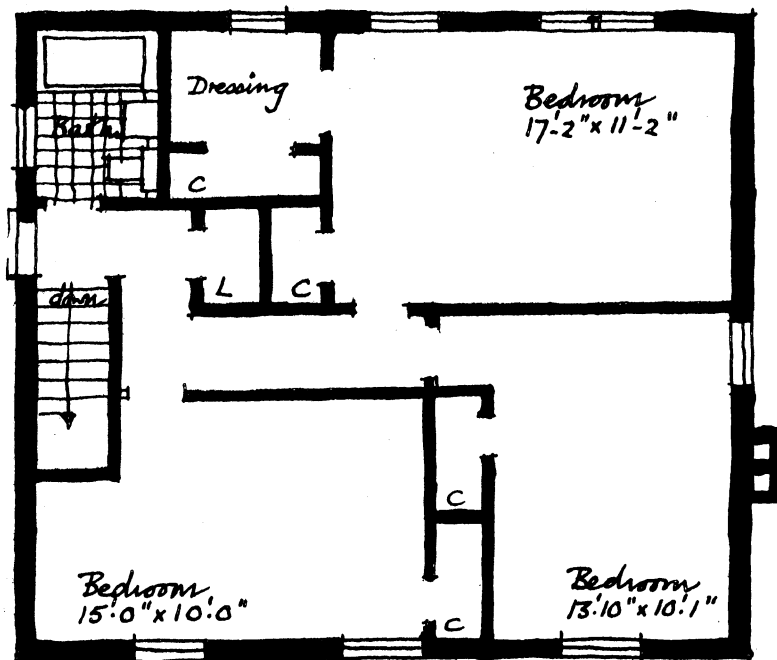
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Suggest gutter on front.
2. D.N.D. accept this plan.



DESIGN Y/54/T



FLOOR AREA
1654 SQUARE FEET

DESIGN Y/54/T

TYPE

TO SUBSTITUTE FOR

Y/54/S

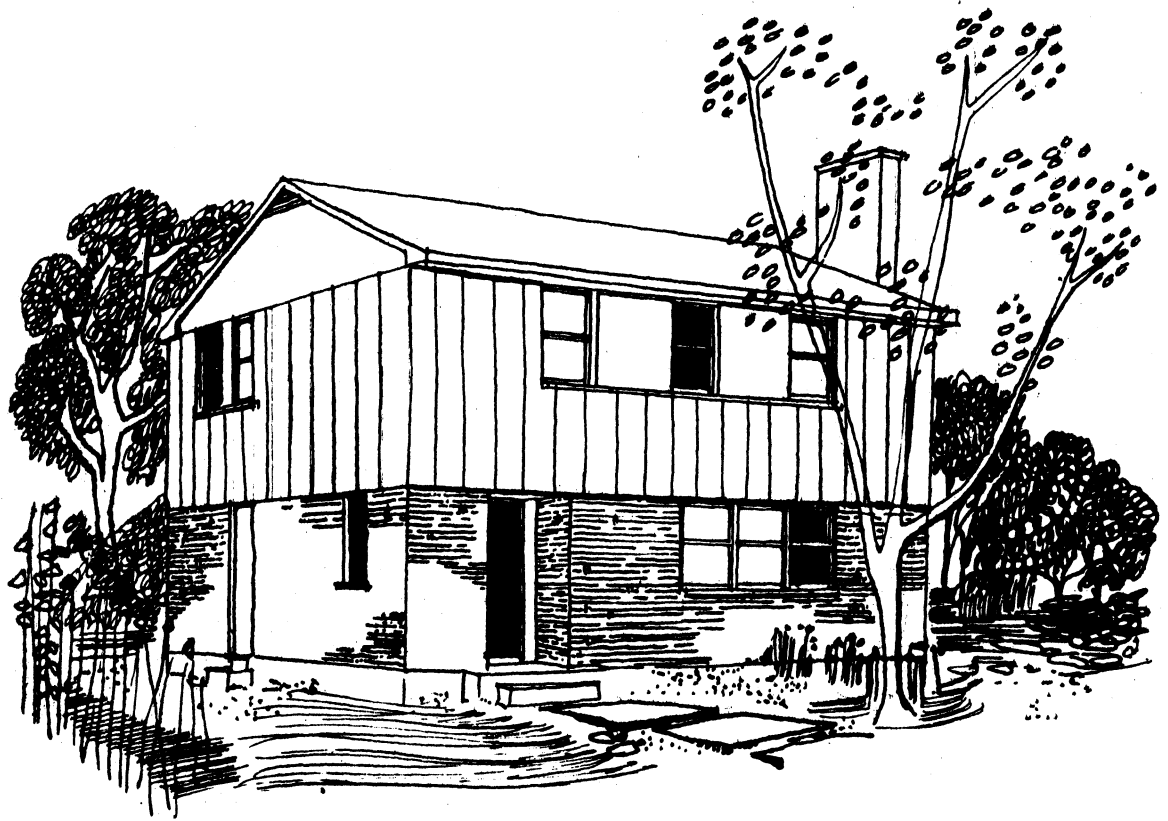
Y

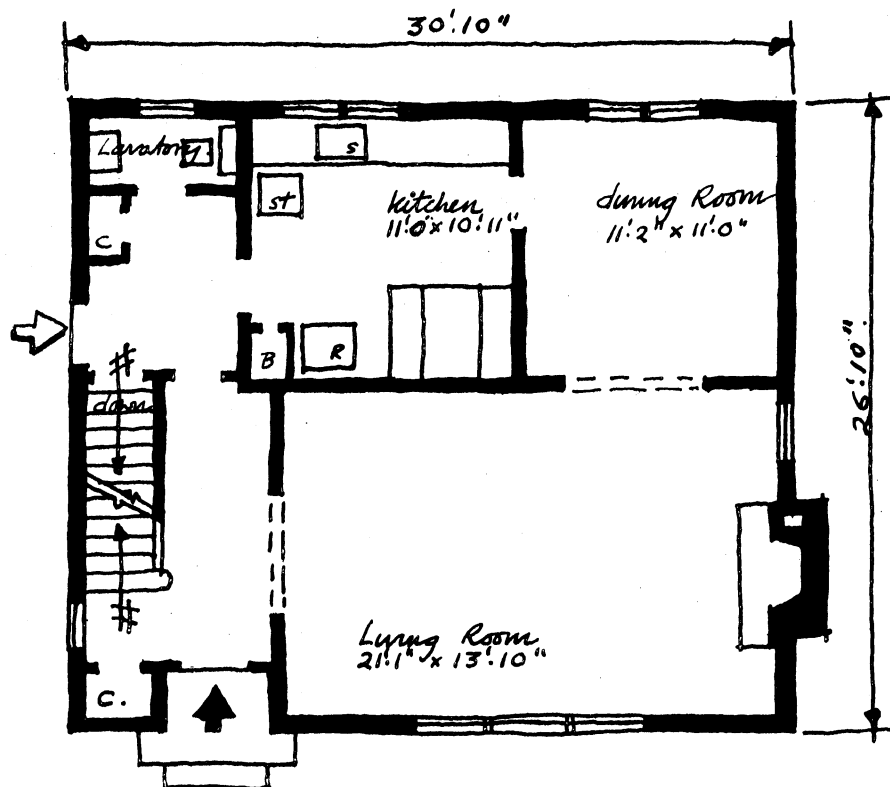
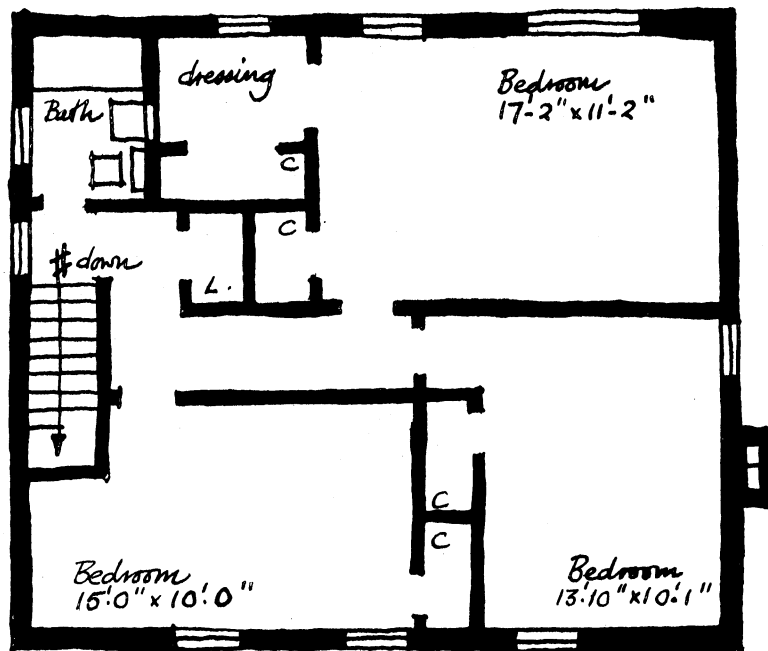
The plan has been retained as above but the elevation has been changed to brick veneer on the lower storey and vertical wood siding on the upper storey. There has also been a slight re-arrangement in fenestration. The extra cost would be approximately \$300 more than the original "Y".

JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Same comments as for Y/54/T.





FLOOR AREA
1654 SQUARE FEET

DESIGN Y/54/S

TYPE

TO SUBSTITUTE FOR

Y/54/C

Y

Again the plan has been retained as above and the exterior elevation has been treated with brick and stucco on the lower floor. Wood panelling has been added on the upper floor. Large glass areas have been provided in the living room with separate ventilation, and a large canopy connects the front and back doors. The extra cost for this design would be approximately \$500 more than the original "Y".

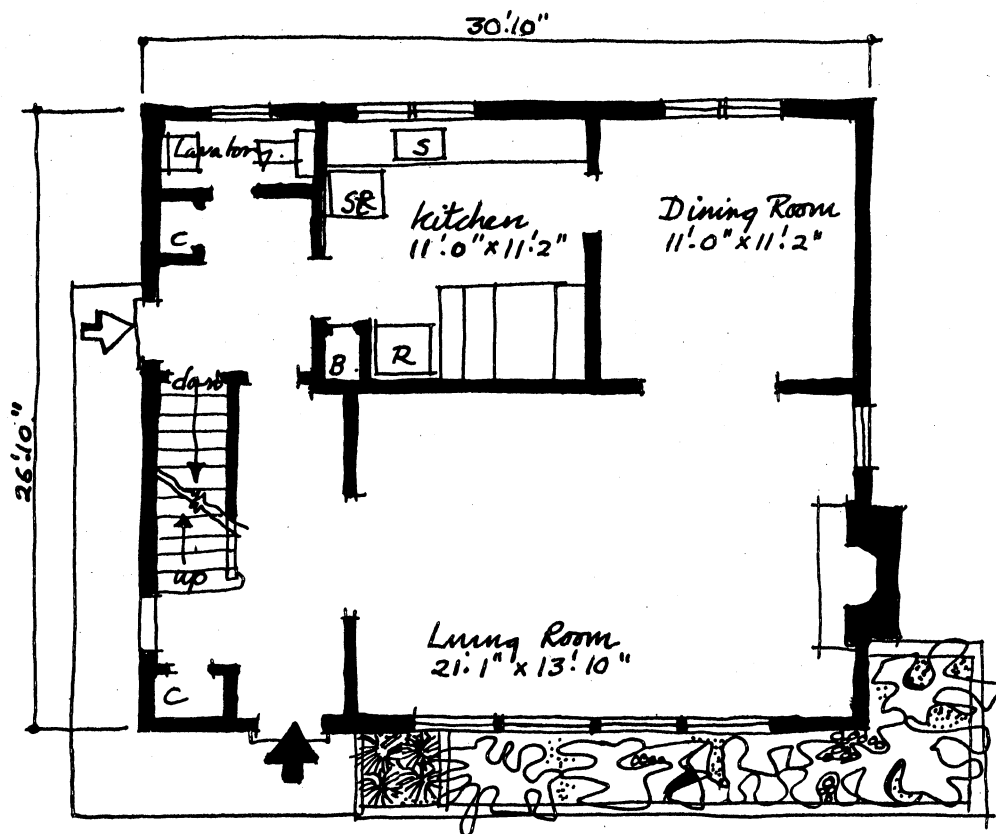
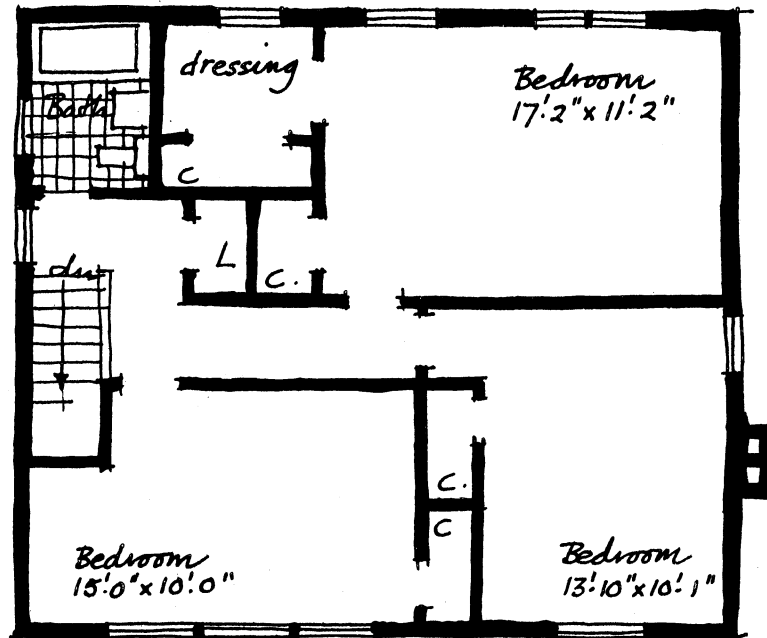
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Same comments as for Y/54/T.



DESIGN Y/54/C



FLOOR AREA
1654 SQUARE FEET

DESIGN Y/54/C

TYPE

TO SUBSTITUTE FOR

R/54/T

R

This plan has been revised very slightly so as to incorporate the kitchen vestibule into the main body of the building. In addition, the lower storey has been made of brick veneer, windows have been redesigned and shutters added. The extra cost would be approximately \$300 more than the original "R".

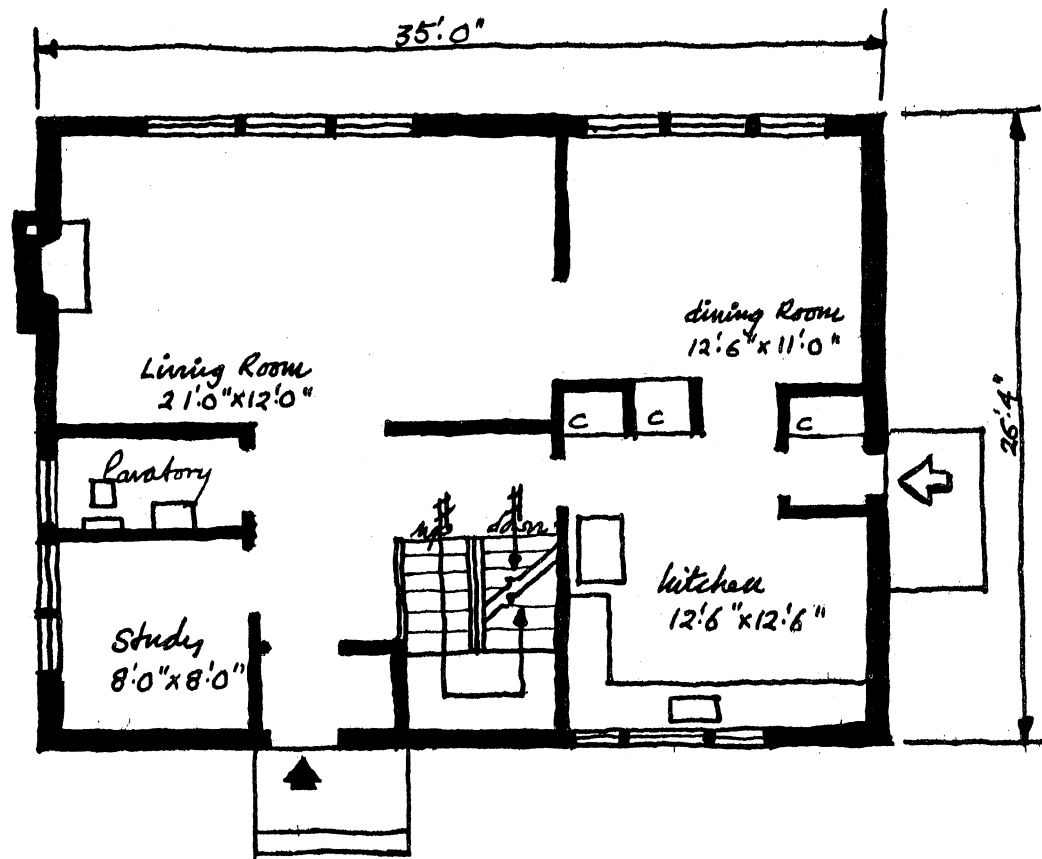
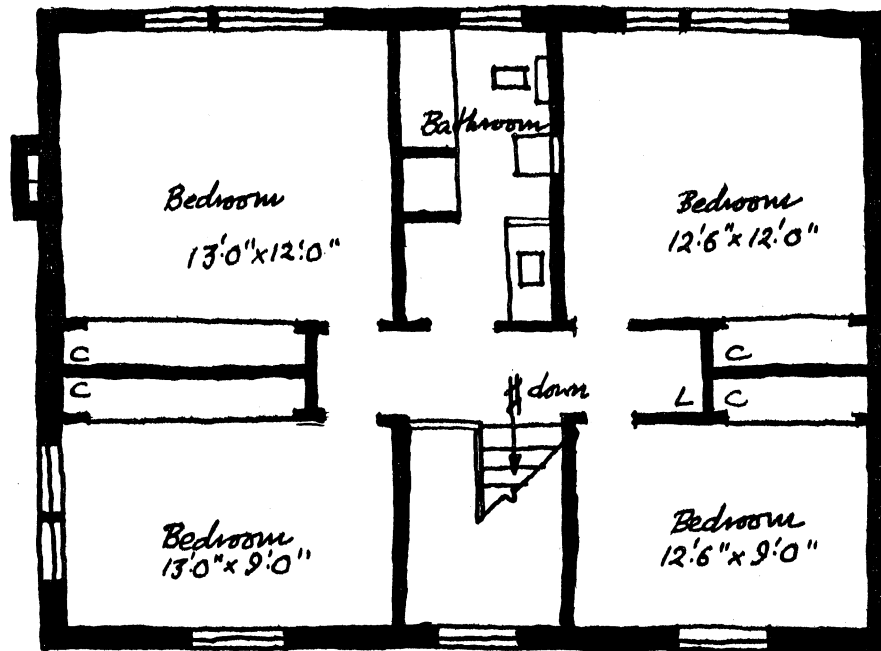
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Further discussion with D.N.D.



DESIGN R/54/T



FLOOR AREA
1844 SQUARE FEET

TYPE

TO SUBSTITUTE FOR

R/54/S

R

A similar plan arrangement to that of R/54/T has been used for this unit but the exterior elevation has been modified to stucco on the lower storey and wood siding above with the addition of flower boxes and window canopy. The extra cost for this unit would be approximately \$100 more than the original "R".

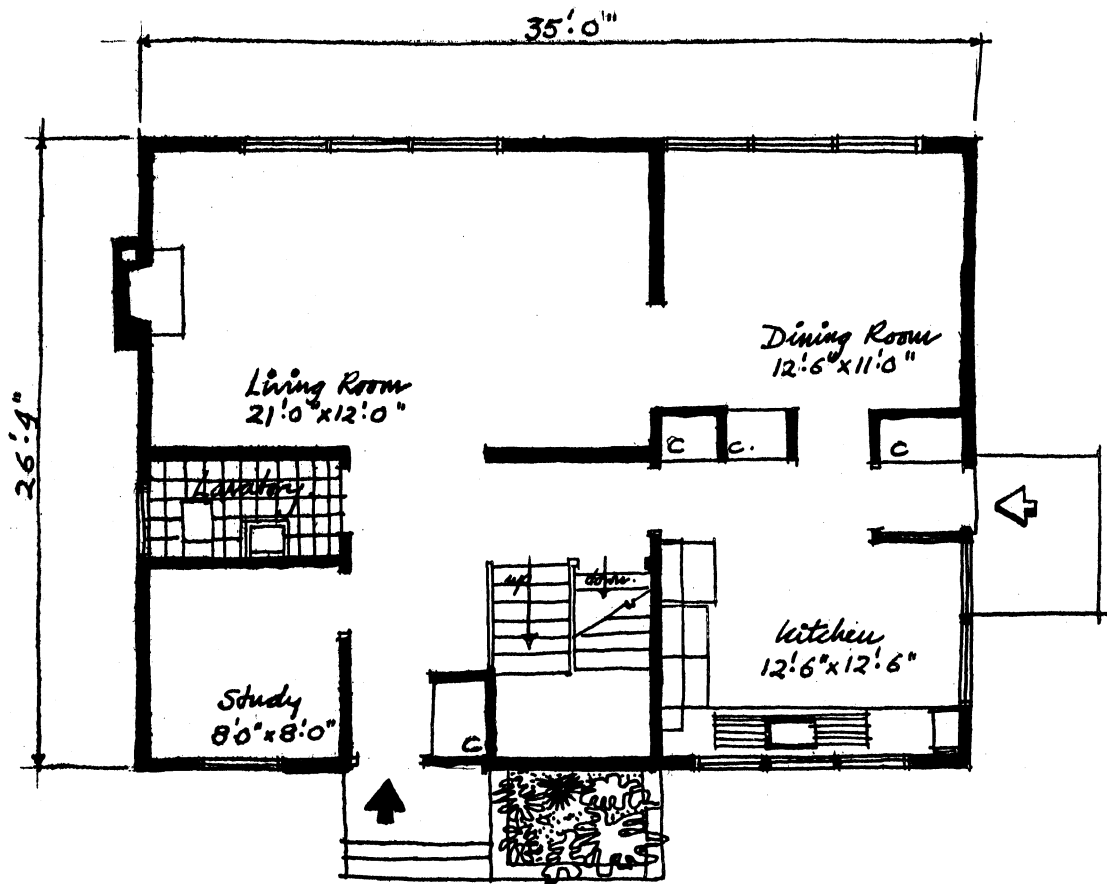
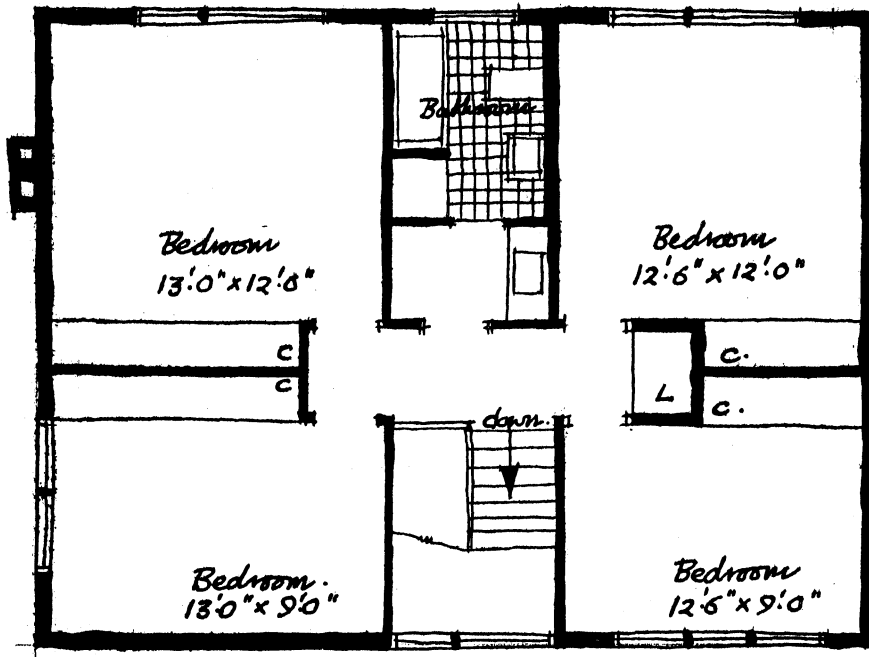
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Same comments as for R/54/T.



DESIGN R/54/S



FLOOR AREA
1844 SQUARE FEET

DESIGN R/54/S

TYPE

TO SUBSTITUTE FOR

R/54/C

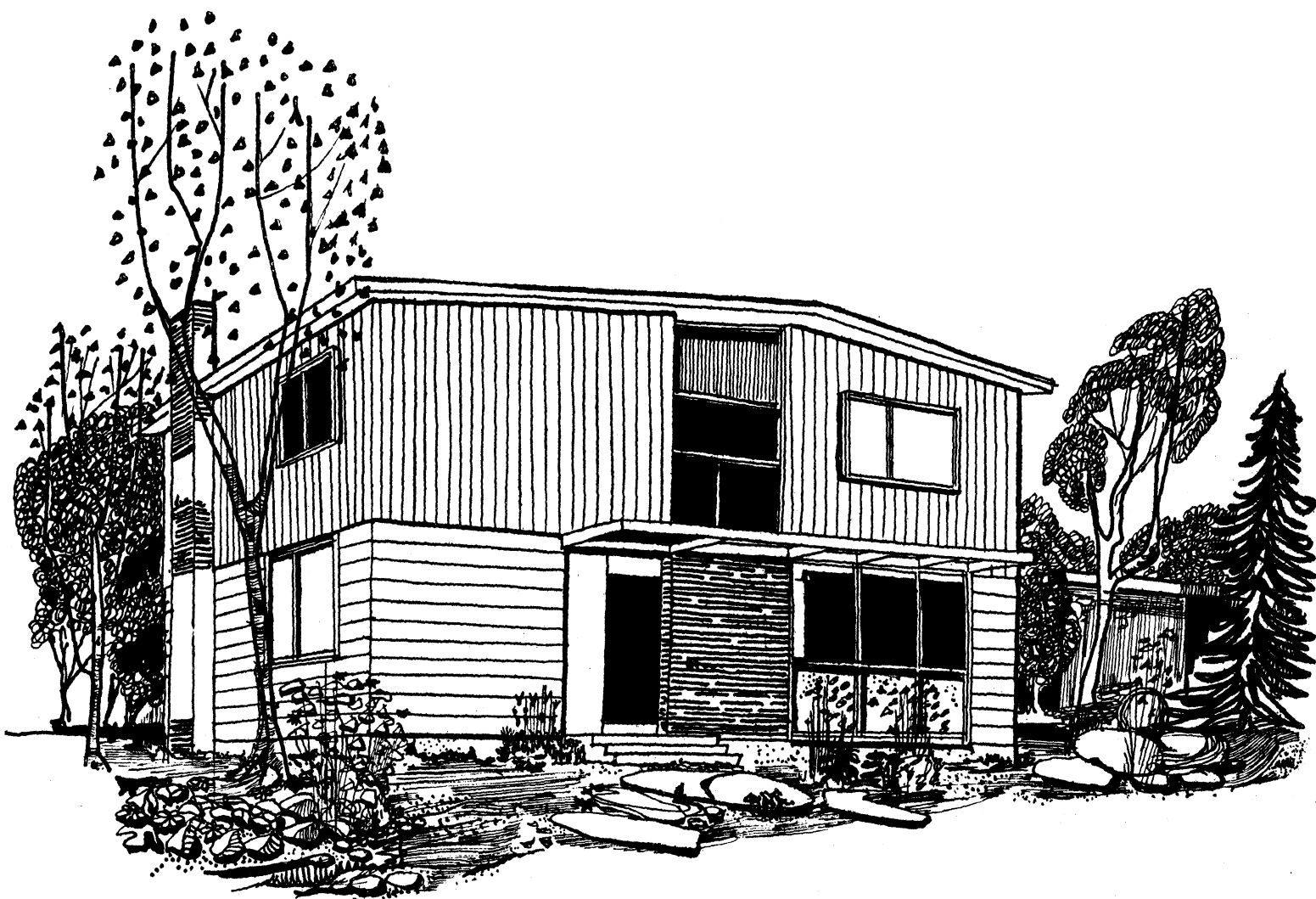
R

The plan arrangement is the same as R/54/S - wood finish has been used throughout except for a brick panel at the main stair. The windows have been made larger. The extra cost would be approximately \$150 more than the original "R".

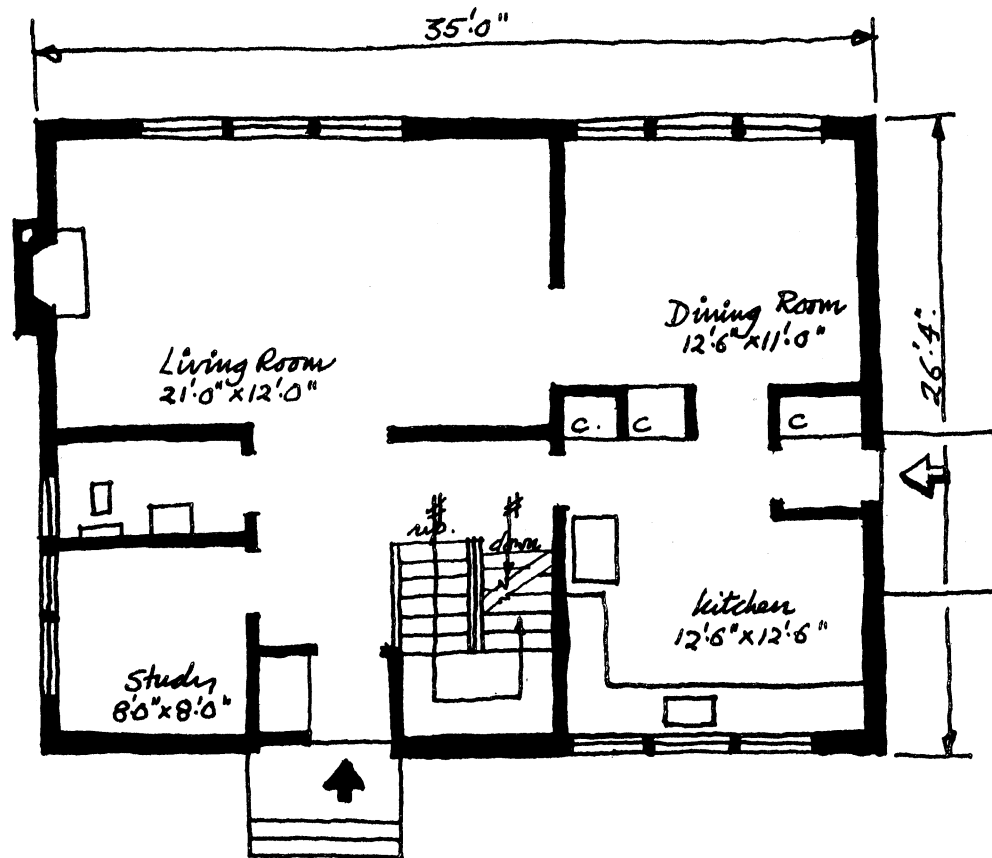
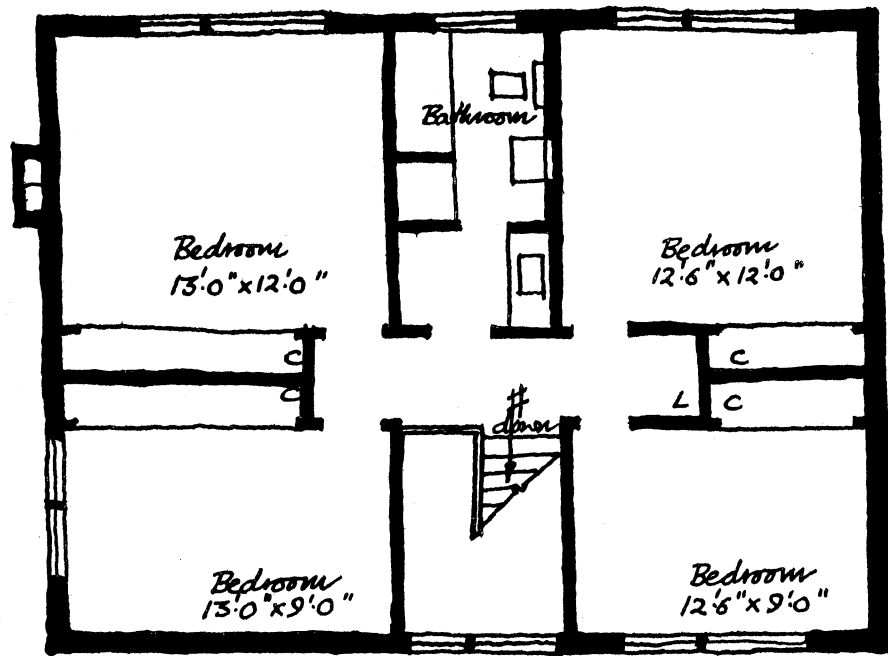
JOINT AGREED COMMENT

(NAVY, ARMY, AIR FORCE with)
(C.M.H.C. in attendance)

1. Same comments as for R/54/T.



DESIGN R/54/C



FLOOR AREA
1844 SQUARE FEET

DESIGN R/54/C

TYPE

TO SUBSTITUTE FOR

L/54/T

R

The "R" house has always been a very tight compact house. We have heard criticisms that it has been too tight, and because of the plan arrangement it is difficult to obtain a suitable elevation. We have, therefore, prepared another design, designated "L" to be considered as a substitute.

This design has an entrance hall with two clothes closets and internal stair. The rear entrance is by means of a vestibule with a clothes closet and access through the house can be either through the kitchen or through the lavatory. In the latter instance "muddy children" can be cleaned before entering the house. The upper floor plan provides a room with lavatory and shower as well as a bathroom consisting of a bath with two lavatories and a separate WC compartment. The elevation is a two-storey brick veneer and has a large entrance doorway as well as shutters and panels under some of the windows. The extra cost over the original "R" would be approximately \$1,000.

JOINT AGREED COMMENT

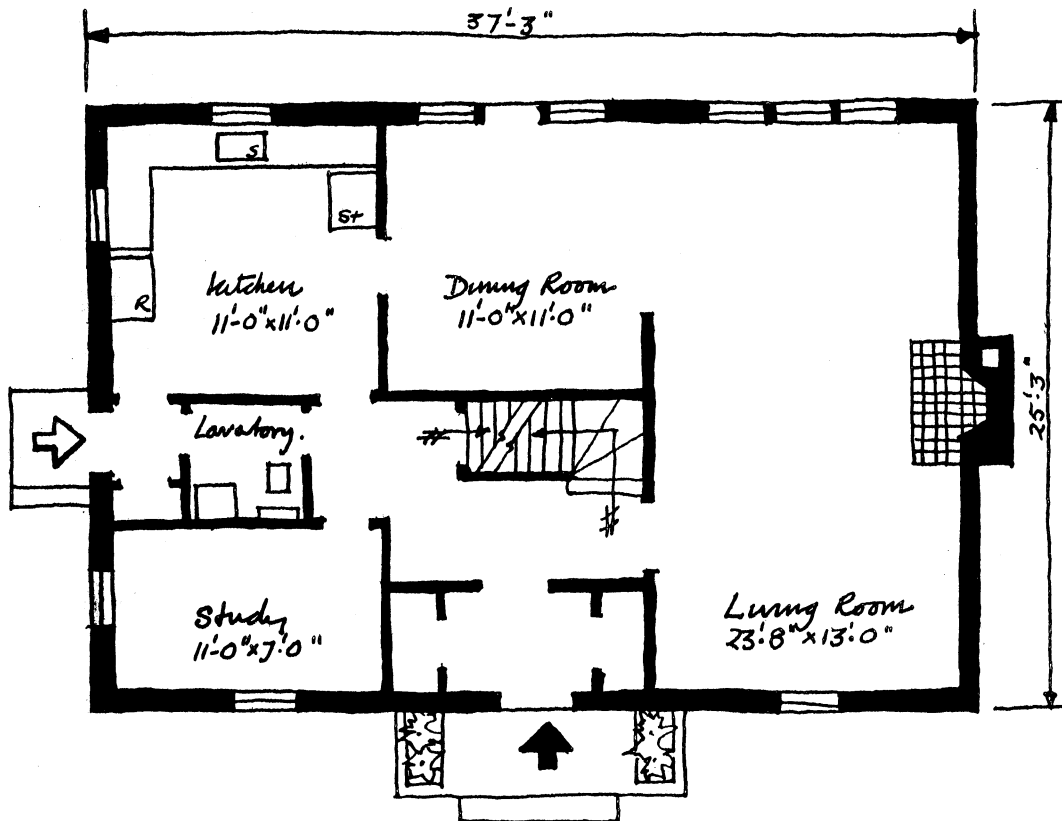
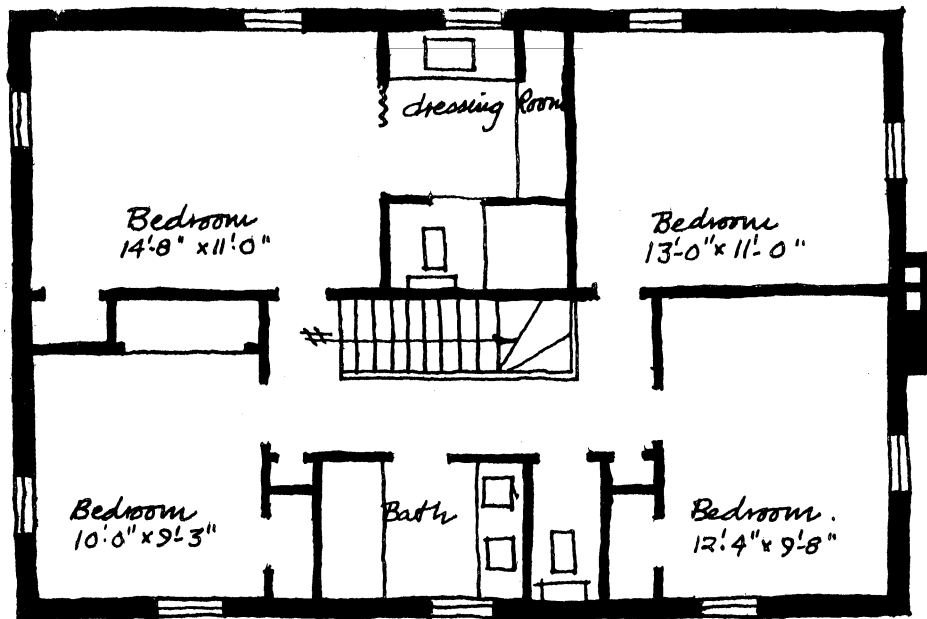
(Acceptable to D.N.D.)

(Acceptable to AIR FORCE with reservations)

(Acceptable to ARMY for Gagetown)



DESIGN L/54/T



FLOOR AREA
1881 SQUARE FEET

DESIGN L/54/T

TYPE

TO SUBSTITUTE FOR

L/54/S

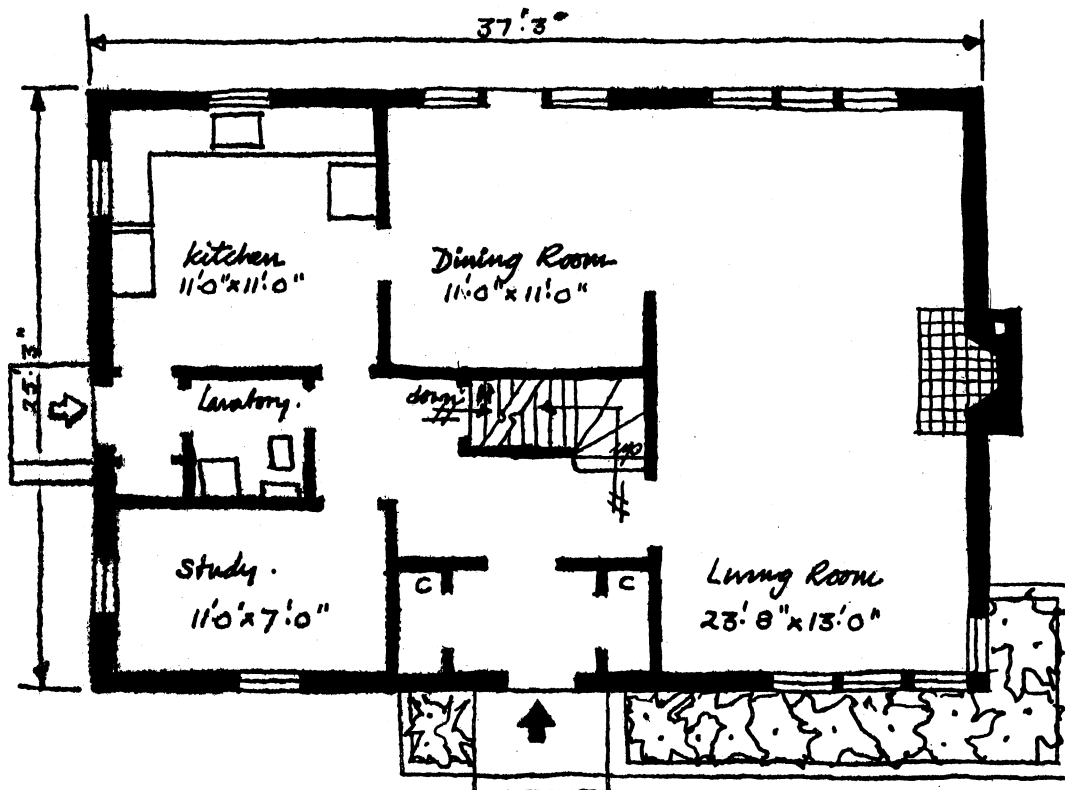
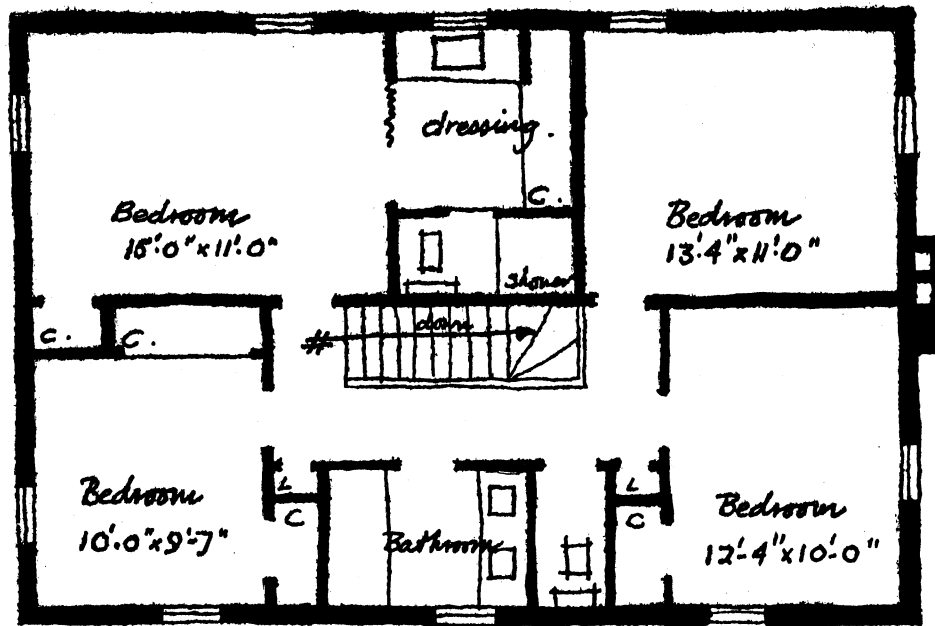
R

This plan is the same as L/54/T. The exterior elevation has brick veneer on the lower storey, a canopy and large windows into the living room. The extra cost of this house over the original "R" would be approximately \$700.

JOINT AGREED COMMENT

(Acceptable to D.N.D.)
(Acceptable to AIR FORCE with reservations)
(Acceptable to ARMY for Gagetown)





FLOOR AREA
1881 SQUARE FEET

TYPE

L/54/C

TO SUBSTITUTE FOR

R

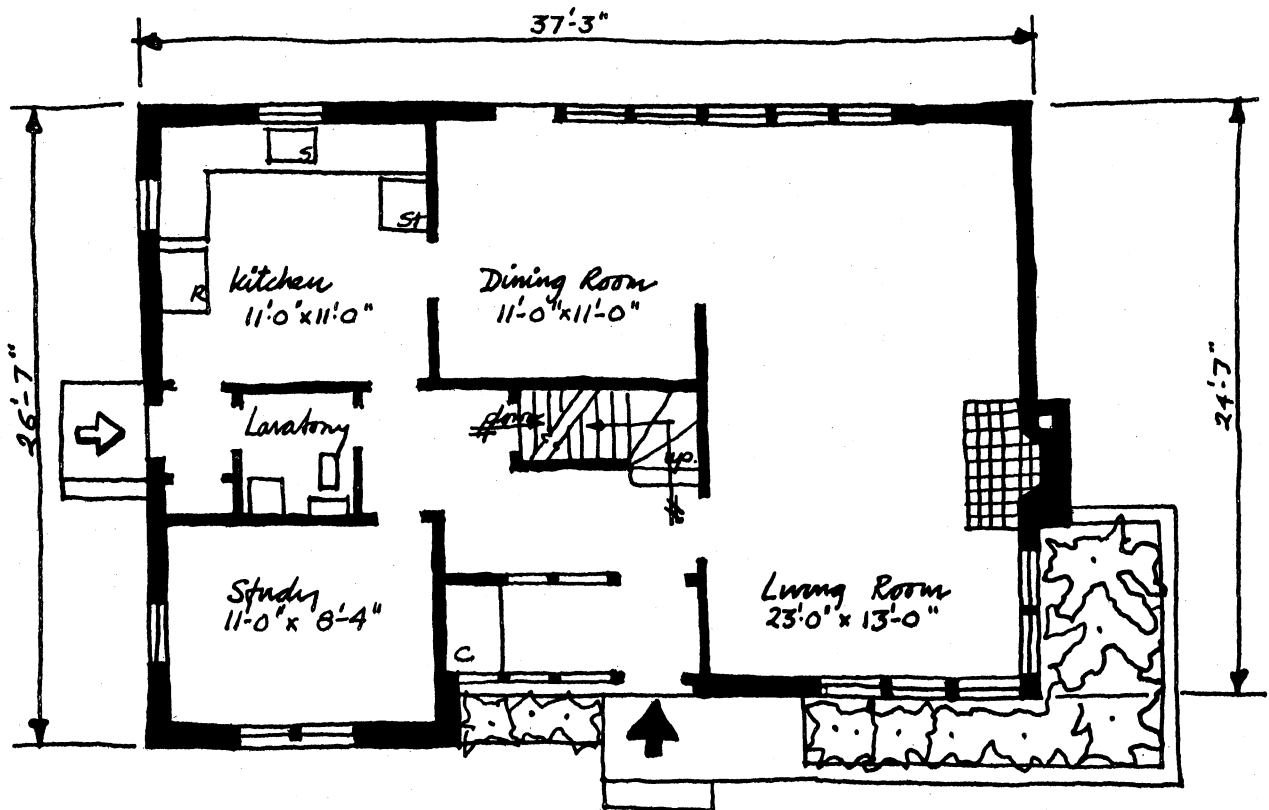
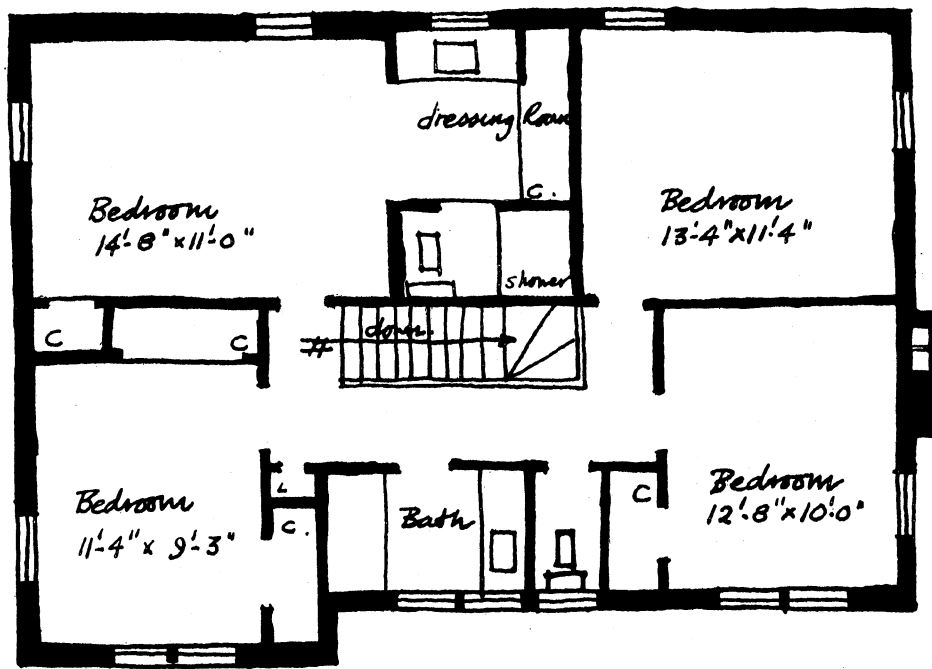
This plan has been re-arranged somewhat to provide a large study down-stairs and a larger bedroom upstairs. Otherwise the plan layout is very similar to the L/54/S. The lower storey is of brick veneer except for a portion of the building which has brick veneer for two storeys in height. The balance of the lower storey is in stucco. The fenestration has been changed and larger windows have been added to the living room and dining room. This unit would cost approximately \$700. more than the original "R".

JOINT AGREED COMMENT

(Acceptable to D.N.D.)
(Acceptable to AIR FORCE with reservations)
(Acceptable to ARMY for Gagetown)



DESIGN L/54/C



FLOOR AREA
1881 SQUARE FEET